



THE GOODSYARD

Statement of Community Involvement

July 2018 to March 2019 - Part 9 of 9



ballymore.



2018 CONSULTATION EXHIBITION BOARDS

THE GOODSYARD
WELCOME

OVERVIEW

This exhibition shares the updated proposals for The Goodsyard, the former Bishopsgate Goods Yard site which surrounds Shoreditch High Street Station.

Developers Hammerson and Ballymore, known as the Joint Venture or JV, have been working on a mixed-use masterplan since 2011 and are now looking to amend their proposals for The Goodsyard. The amended proposals allow for lower building heights with a focus on workspace and creative industries. They also propose to retain more of the site's heritage, with an updated approach to routes and public spaces.

We are asking for feedback from the local community on key aspects of the updates.

SITE HISTORY

Bishopsgate Station opened in 1840 as a passenger terminal providing a route into London from Ipswich, Norwich and Colchester. The station closed to passenger traffic in 1875 and reopened six years later as Bishopsgate Goods Yard, a freight station serving the eastern ports of England. By 1882 the Goods Yard was in full operation catering for 1,600 carts in and out of the station daily and was the hub for receiving imported food from continental Europe.

On December 5th 1964 a fire broke out at the station. The blaze was so intense that 40 fire engines and 235 firefighters were called. Despite best efforts, the Goods Yard was rendered unusable and has remained substantially derelict and vacant ever since.

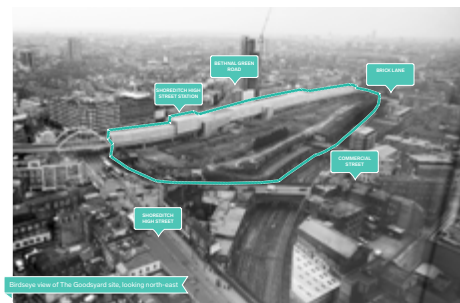
PLANNING POLICY

The Goodsyard site straddles the boundary between two London Boroughs – Hackney and Tower Hamlets, each with relevant policy that must be considered when developing the plans, two key documents include:

In Hackney, the adopted Hackney Site Allocations Local Plan (2016) outlines this part of the site for employment-led development, recognising that the site is a major development opportunity within the Central Activities Zone, and the Shoreditch Priority Employment Area.

In Tower Hamlets, the adopted Managing Development DPD (2013) allocates the site as a comprehensive mixed use development opportunity. The emerging Tower Hamlets Local Plan 2031 published for consultation in October 2017 outlines the land use requirements for the site, which include housing and employment uses, in addition to a wide range of aspects that the site should respond to including building scale, heritage, integrated routes, improved walking and cycling, family homes, open space and ecology.

THE GOODSYARD SITE



SITE IMAGES



UPDATED PROPOSALS 2018 EXHIBITION

THE TEAM

THE JOINT VENTURE

Developer: Hammerson

Hammerson is a listed property and investment company with a focus on commercial real estate. The company has a long history of developing and managing commercial property across the UK. Hammerson has been involved in the development of the Goodsyard site since 2011.

Developer: Ballymore

Ballymore is a listed property and investment company with a focus on commercial real estate. The company has a long history of developing and managing commercial property across the UK. Ballymore has been involved in the development of the Goodsyard site since 2011.

Masterplanners / Architects: Faulstich+Brown

Faulstich+Brown is a masterplanning and architectural firm based in London. They have been involved in the development of the Goodsyard site since 2011.

Landscape Architects: Spacelab

Spacelab is a landscape architecture firm based in London. They have been involved in the development of the Goodsyard site since 2011.

Office Architects: Buckley Gray Woman

Buckley Gray Woman is an office architecture firm based in London. They have been involved in the development of the Goodsyard site since 2011.

Residential Architects: Chris Dwyer Architects

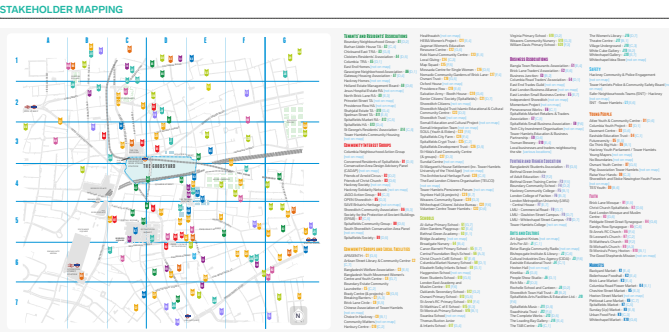
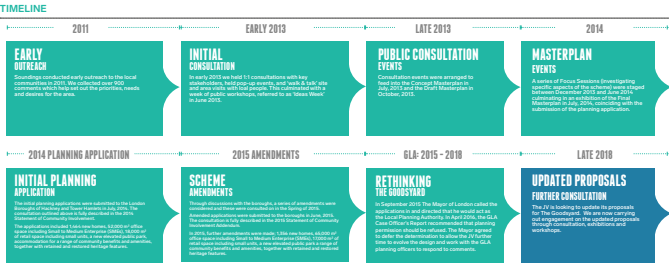
Chris Dwyer Architects is a residential architecture firm based in London. They have been involved in the development of the Goodsyard site since 2011.

Community Engagement: Soundings

Soundings is a community engagement firm based in London. They have been involved in the development of the Goodsyard site since 2011.

- KEY FACTS**
- The Goodsyard is the name of the former Bishopsgate Goods Yard site and is the area that surrounds Shoreditch High Street Station.
 - It is 4.7 hectares in size which is the same as about 7.5 international football pitches.
 - The area has been a rail transport hub since the 1840s, but in 1964 a fire left the site mostly derelict.
 - Sitting between Shoreditch, Banglatown, Spitalfields and on the edge of the City, the site has been identified in existing planning policies as a major development opportunity that will help to regenerate the area.

THE GOODSYARD
CONSULTATION TO DATE



HAVE WE MISSED ANYONE? If you know any groups or organisations that are not included in this list but would like to be informed/involved in the consultation phase please email at team@thegoodsyard.com

OUTREACH - CONSULTATION EVENTS

POP-UP EVENTS

We have organised a series of pop-up events around the Goodsyard site to allow the local community to view the proposals for the site and to provide feedback. The events will be held in the site's public spaces and will be open to all members of the community.

WORKSHOP EVENTS

We have held three workshops to date to allow the local community to view the proposals for the site and to provide feedback. The workshops will be held in the site's public spaces and will be open to all members of the community.

SITE WALK & TALKS

We have organised a series of site walks and talks to allow the local community to view the proposals for the site and to provide feedback. The walks and talks will be held in the site's public spaces and will be open to all members of the community.

CANVAS CARDS

We issued the community with a series of canvas cards to allow them to provide feedback on the proposals for the site. The cards were distributed to the local community and will be returned to the site's public spaces.

NEWSLETTERS

We have produced a series of newsletters to allow the local community to view the proposals for the site and to provide feedback. The newsletters will be distributed to the local community and will be open to all members of the community.

WHAT'S BEEN SAID SO FAR

03

SUMMARY OF CONSULTATION

Initial outreach in 2011, followed by extensive consultation between 2015 - 2015 engaged over 1,500 local people. This included a wide range of public events, a steering group made up of local residents and a community liaison group all supported by regular newsletters and a dedicated consultation website.

The consultation recorded the matters most important to local people, captured community aspirations, and tracked feedback on the proposals.

The 2014 Statement of Community Involvement and 2015 Addendum provide a record of all consultation and feedback.

There were a number of aspects of the previous proposals that the local community considered to be positive:

- Connectivity, which has been a major issue, was considered a positive element of the previous proposals.
- In turn these relate to the ability to generate new public spaces, linkages and enhanced access to heritage aspects across the site.
- Heritage has remained a key topic and an identifying feature of the site. From the earliest stages of consultation there were strong calls to protect the local heritage alongside support for the proposed plans to restore and bring them back into public use.

Some aspects of the previous proposals were considered negatively by the local community.

Concerns included:

- Overall building heights, particularly along Bethnal Green Road, and the density of the scheme and its impact on areas of local character.
- Communities surrounding the site are very different, and need to be considered differently. The characteristics and inhabitants of the City fringe, 'Banglatown' and Shoreditch would therefore prefer to see the different edges of the site presented in a way that is sensitive to their needs and values.

WHERE WE ARE NOW

We are currently consulting on the updated proposals before the JV submit an amendment to the GLA in the new year.

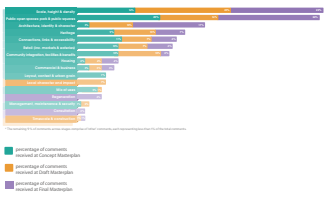
Key aims of the process:

- Be inclusive, accessible, transparent and engaging
- Offer a variety of different ways for people to get involved
- Respond to changing needs of the project or local community
- Raise awareness of the proposed development

Clearly communicate the feedback from the local community to the design team. A further stage of consultation will be arranged in the new year to share the feedback received and show where the proposals have been changed in response.

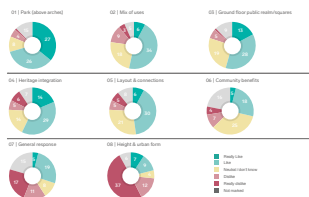
TOPICS MOST DISCUSSED

The biggest topics shown the most interest discussed in direct response to the masterplan proposals at previous round of consultation.



AREA BY AREA RESPONSE

Three pie charts show the comparative information down to show the participants responses to each topic.



PREVIOUS CONSULTATION EVENTS

- 35 ONE-TO-ONE MEETINGS & GROUP SESSIONS
- 7 POP-UP EVENTS
- 14 EXHIBITION DATES
- 600+ EXHIBITION VISITORS
- 10 PUBLIC WORKSHOPS & FOCUS SESSIONS
- 120+ CANVAS CARDS COMPLETED
- 9 COMMUNITY LIAISON GROUP MEETINGS
- 7 WALK & TALKS



UPDATED PROPOSALS

04

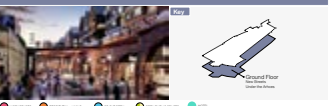
OVERVIEW

The updated proposals reconsider the overall scale and massing of the development and propose a more contextually appropriate response to the local area and surrounding street scene. This is achieved by retaining even more heritage and introducing a new east-west route through the scheme that improves connectivity between Shoreditch High Street and Brick Lane.

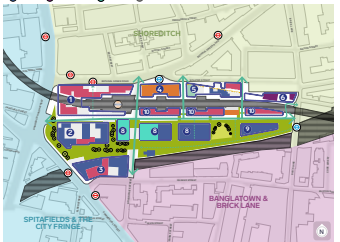
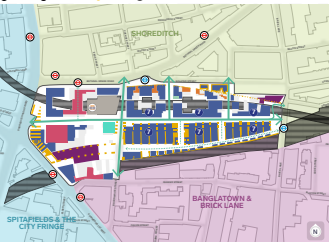
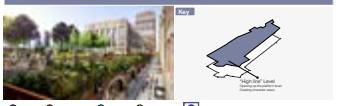
AERIAL SKETCH OF THE PROPOSALS LOOKING WEST



GROUND LEVEL



"HIGH LINE" LEVEL



2018 CONSULTATION EXHIBITION BOARDS

THE GOODSYARD

UPDATED PROPOSALS 2018 EXHIBITION

PROPOSALS | THEN & NOW

05

KEY UPDATES

- A reduction in the overall building heights is proposed to remove impacts on key views and surrounding areas.
- A refocus of land uses is proposed with a concentration of business and commercial space at the western end of the site integrated with flexible workspace.
- The addition of a hotel, restaurants and leisure is proposed at the "high line" level.

- The addition of a cultural building is proposed at the eastern end of the site.
- A decrease in residential density is proposed with housing reduced from 1556 units to approximately 250 units.
- An increase in open space is proposed, including public realm at ground floor and a redistribution of green space at the "high line" level.

PREVIOUS APPLICATION

UPDATED PROPOSALS

HEIGHT & MASSING REDUCED ACROSS THE SITE

REFOCUS TOWARDS MIXED-USED SCHEME

RE-DISTRIBUTED & INCREASED OPEN SPACE

UPDATED BUILDING HEIGHTS | SECTIONS

Site Section AA

Site Section BB

KEY

- PREVIOUS BUILDING HEIGHTS
- SURROUNDING BUILDINGS
- OFFICES
- RESIDENTIAL
- HOTEL
- RETAIL

THE GOODSYARD

UPDATED PROPOSALS 2018 EXHIBITION

PROPOSALS | THEN & NOW

06

KEY UPDATES

- The updated proposals result in a street-led masterplan with additional routes through the site.
- By adding new streets into the proposals the urban grain of the development is more responsive to the surrounding neighbourhood and will improve access to the site.

- New streets integrate the site into the local area, making new connections between Brick Lane, Shoreditch High St, Bethnal Green Road, Slater Street and Braithwaite Street.
- The updated proposals retain significantly more heritage on site than the previous proposal.

PREVIOUS APPLICATION

UPDATED PROPOSAL

MORE ROUTES THROUGH

BETTER ACCESS TO HERITAGE

MORE HERITAGE RETAINED

RETAINED HERITAGE

1. Braithwaite Viaduct

2. Slater Street

3. Slater Building

4. Slater House

5. Slater House

6. Slater House

7. Slater House

8. Slater House

9. Slater House

10. Slater House

THE GOODSYARD

UPDATED PROPOSALS 2018
EXHIBITION

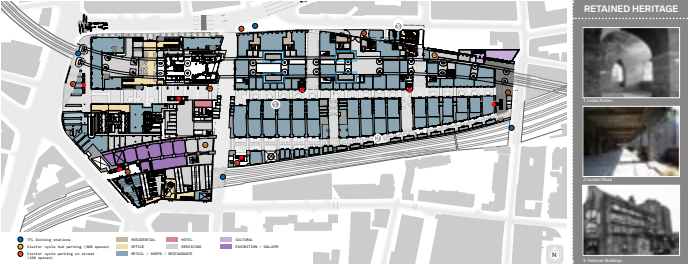
GROUND LEVEL

07


OVERVIEW

- The updated proposals continue the commitment to retain the vast majority of heritage on the site with additional heritage to be retained, also including the Weavers' Cottages on Slater Street and the nearby Mission Chapel and the Victorian Buildings.
- Under the listed railway arches at ground floor, a number of uses are proposed to bring life to the heritage spaces, including shops, restaurants and a newly proposed gallery / exhibition space below Plot 3.
- The materiality at ground level is reflective of the existing heritage on the site, ensuring the integration of new and previous in the updated proposals.


GROUND LEVEL | PLAN




RETAINED HERITAGE




GROUND LEVEL - NEW EAST-WEST STREET




SKETCH OF LONDON ROAD




EXAMPLES OF ARCHES FOR RETAIL AND CULTURAL USES




MATERIALITY FOR LONDON ROAD



CONCEPT IMAGES FOR STREETSCAPE



PUBLIC REALM PLAN



THE GOODSYARD

UPDATED PROPOSALS 2018
EXHIBITION

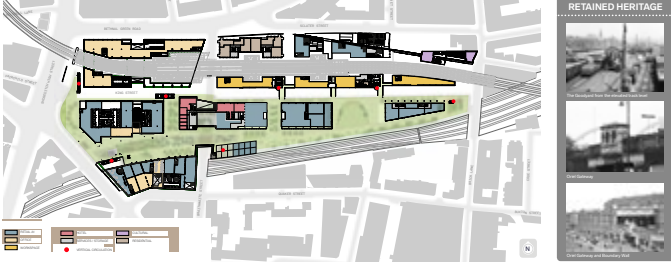
"HIGH LINE" LEVEL

08


OVERVIEW

- The "high line" level includes a series of green spaces that each reflect the existing 'green edges', integrating themes derived from the heritage aspects of the site.
- The "high line" level also integrates shops and restaurants, flexible workspace, a hotel and housing all of which interact with the public realm to provide lively spaces and a true mix of uses.
- Lifts and stairs have been introduced to create additional access points from the street to the "high line" level.


"HIGH LINE" LEVEL | PLAN




RETAINED HERITAGE




"High line" level



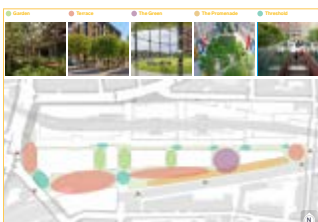
EXAMPLE OF HOTEL AND RESTAURANTS MAKING USE OF HISTORIC ARCHES




EXPLORING IDENTITY OF GREEN SPACES



LANDSCAPE AND CHARACTER ZONES



LANDSCAPE IDENTIFICATION



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2018 CONSULTATION EXHIBITION BOARDS

THE GOODSYARD

WORKING

09

OVERVIEW

- The updated proposals provide an additional amount of office and flexible, creative workspace.
- Commercial uses are focused towards the western end of site closer to the City Fringe.
- The historic Oriol Gateway will be retained and enhanced as an iconic entrance to site.

PLOT 2



SKETCH VIEW OF WORKSPACE FROM STREET LEVEL

- The world class office development with the highest sustainable aspirations
- Offering a wide range of office footprint sizes throughout the building to reflect the Shoreditch market
- The building will offer a range of mixed uses at ground and "high low" level in addition to the office reception
- A sensitive connection to the Oriol Gateway at two levels will provide an exciting new address on Shoreditch High Street
- New space for shops and restaurants that will all front onto the new public realm
- A feature atrium will give tenants the potential to combine floor levels and create break out areas within the traditional office configuration
- The overall office area of circa 650,000 sqft will be supplemented by communal spaces and roof terraces with views across London

RETAINED HERITAGE



PLOT 1



EXAMPLE OF ARCHITECTURAL STYLE



Big bang

The updated proposals reduce the scale of Plot 1. This has been achieved by making the building footprint smaller. This gives more prominence to the TEA building.

DESIGN EVOLUTION - REDUCTION IN SCALE



MASSING AND SCALE - EVOLUTION



Option 1 Option 2 Preferred option 3

EXAMPLE OF ARCHITECTURAL STYLE



EXAMPLE OF ARCHITECTURAL STYLE



EXAMPLE OF ARCHITECTURAL STYLE

Plot 1 sits on a prominent corner of Bethnal Green Road and Shoreditch High Street, with the London Overground viaduct and station intersecting the plot. The proposals include approximately 450,000sqft of commercial space, designed to accommodate a mixture of retail, leisure, co-worker, Small Medium Enterprises and office space.

The proposed architectural language employs a simple, considered material palette to provide a "refined industrial" building image.



Plot 1 sits on a prominent corner of Bethnal Green Road and Shoreditch High Street, with the London Overground viaduct and station intersecting the plot. The proposals include approximately 450,000sqft of commercial space, designed to accommodate a mixture of retail, leisure, co-worker, Small Medium Enterprises and office space.



THE GOODSYARD

WORKING

10

PLOT 3



EXAMPLE OF MATERIALS



EXAMPLE OF MATERIALS



View from Shoreditch High Street



DESIGN EVOLUTION



EXAMPLE OF MATERIALS

Plot 3 sits at the southwest corner of the site and spans a mainline railway cutting. The base will be predominantly brickwork to match the existing site boundary, the upper floors are proposed to appear "a little higher" - a "vital low" drawing on the warehouse buildings found locally.

PLOT 10 | FLEXIBLE WORKSPACE



EXAMPLE OF ARCHITECTURAL STYLE



EXAMPLE OF ARCHITECTURAL STYLE

EXPLORING BUILDING FORM



Developed study



Street view street

The updated proposals introduce a flexible workspace offering with a focus on start-up business and co-working spaces at Plot 10. This attracts small businesses to the site and reflects the character of Shoreditch and tech-city.

EXAMPLES OF CO-WORKING SPACES



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UPDATED PROPOSABLE 2014
EDITION

15

* The overall residential offering has decreased in the awarded proposals, leading to a reduction in the overall height and massing of the expansion.

- Residential buildings are being proposed at Building 4 and 5 and some residential opportunities above the park at "high line" level is also being considered.
- Affordable housing will be proposed on site at least 25%.

SWITCH VIEW OF RESIDENTIAL REAL ESTATE FROM BETWEEN CITIES IN CA



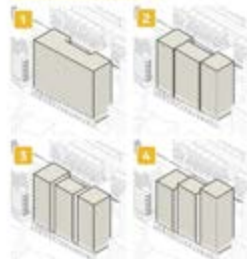
Students can utilize the membership certificate for fee-based research. The certificate also enables use of the site.

For more information, visit www.Citrus-Orlando.org. Citrus-Orlando has been working on the project since 2005 and they are now preparing the certificate and fee-based membership on Page 4 and 5.

The updated price also will include the addition of a half-hour restricted at "high time" level.

1998, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

SEEKING THE RIGHT LIFESTYLE FROM 1927-1



The missing proposition of the constant block has become a composition of three parts. Below it is a simplified version:



1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26



The residential proposal for Plot 4 sits on the junction of Solom Street and Barford Green Road. The conceptual approach is to create a massive block that responds to the context and creates a well-proportioned backdrop to the street scene. The entire development sits behind the boundary wall using it as the primary feature that defines the character for users to

UPDATED PROPOSALS 2018
EXHIBITION

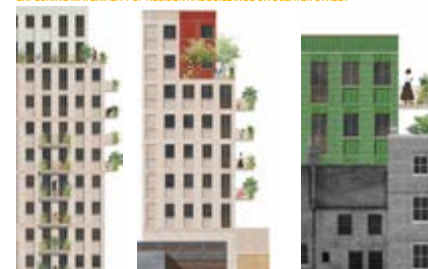
PLOT 5

MASSING EXPLORATION ON SCLATER STREET



The diagrams above display the the design evolution of Plot 5 with preferred options showing massing within the Boundary Wall

EXPLORING MATERIALITY OF RESIDENTIAL BUILDINGS ON SCLATER STREET



The images above display the exploration of building form and materiality for Building 5 to integrate the existing heritage buildings below with new residential buildings behind.

EXPLORING RETENTION OF HERITAGE BUILDINGS



The Victorian Buildings and Mission Chapel on Sclater Street are now proposed to be retained in the updated proposals.

RETAINED HERITAGE



SKETCH VIEW OF BRICK LANE SQUARE



GALLER



Shoreditch and surrounding areas currently have a strong cultural and eclectic character. The updated proposals introduce a cultural building on Brick Lane (Plot 6) as well as an underground gallery within the historic railway arches of Plot 3.

A Theme Session workshop will be held as part of our consultation to further investigate the potential use of the proposed cultural building as well as potential meanwhile uses on the site.



Music / Late Night Event Spaces



Brick Lane Jamme Masjid



Meanwhile / Pop-Ups



Ballymore brings English National Ballet to London City Island

2018 CONSULTATION FEEDBACK FORM

THE GOODSYARD

FEEDBACK FORM

We would like to hear your views about the updated approach for developing The Goodsyard.

Soundings have been appointed to carry out community engagement for The Goodsyard site. We work on behalf of project developers Hammerson and Ballymore, and gather your details, opinions and feedback on the scheme for consultation purposes only.

Please note, your details will not be shared with any third parties.

I agree for my contact details to be stored for the purposes of public consultation. Yes ☐ No ☐

Subscribe to the mailing list to receive updates and notice of consultation events. Yes ☐ No ☐

If you have filled in the paper feedback questionnaire we will hold this securely for a period of 2 years following the completion of the project.

PERSONAL DETAILS

Name

Address

Home Postcode Work Postcode

Telephone

Email

Age 15-24 ☐ 25-44 ☐ 45-64 ☐ 65+ ☐

Would you like to be involved / informed? Yes ☐ No ☐

New to the Goodsyard consultation process? Yes ☐ No ☐

Are you part of a community group or local organisation? Yes ☐ No ☐ Name:

Parent/guardian signature (if under 18 years)

All information you give us is confidential.
It will be added into a database and used solely with regards to this project.

 020 7729 1705

 www.consultation.thegoodsyardlondon.co.uk

 team@thegoodsyardlondon.co.uk

 @goodsyardlondon



Soundings
148 Curtain Road,
London, EC2A 3AT

THE GOODSYARD

1| GENERAL REPONSE TO THE UPDATED PROPOSALS

Share your thoughts on the updated proposals for The Goodsyard:
Please let us know if you need more paper.

1A | ARE YOU IN FAVOUR OF THE UPDATED PROPOSALS?

☐ Strongly in favour ☐ In favour ☐ Neutral / don't know ☐ Not in favour ☐ Strongly not in favour

Comments:

1B | WHAT AREAS OF THE UPDATED PROPOSALS DO YOU THINK ARE SUCCESSFUL?

Comments:

1C | WHAT AREAS ARE OF CONCERN OR YOU FEEL NEED ADDITIONAL CONSIDERATION?

Comments:

1D | THE FOLLOWING AREAS GENERATED THE MOST FEEDBACK FROM THE PREVIOUS CONSULTATION. DO YOU FEEL THE UPDATED PROPOSALS HAVE MADE IMPROVEMENTS ON THESE AREAS?

Height & Urban Form: ☐ Yes ☐ No ☐ Neutral / unsure
Comments:

Heritage integration: ☐ Yes ☐ No ☐ Neutral / unsure
Comments:

Mix of uses: ☐ Yes ☐ No ☐ Neutral / unsure
Comments:

Public realm: ☐ Yes ☐ No ☐ Neutral / unsure
Comments:

THE GOODSYARD

2| RESPONSE TO KEY UPDATES

Please share your thoughts on the updated proposals in the following areas:

2A | THE BUILDING HEIGHTS OF A NUMBER OF THE BUILDINGS WITHIN THE MASTERPLAN HAVE BEEN REDUCED. DO YOU AGREE WITH THE PROPOSED REDUCTION IN THE BUILDING HEIGHTS?

☐ Strongly agree ☐ Agree ☐ Neutral / don't know ☐ Disagree ☐ Strongly disagree

Comments: _____

2B | THE MIX OF USES ACROSS THE SITE HAVE BEEN REVISED WITH AN OVERALL INCREASE IN WORKSPACE AND CULTURAL SPACE, AND A DECREASE IN RESIDENTIAL. DO YOU AGREE WITH THE PROPOSED AMENDMENTS TO THE MIX OF USES?

☐ Strongly agree ☐ Agree ☐ Neutral / don't know ☐ Disagree ☐ Strongly disagree

Comments: _____

2C | THE OVERALL AMOUNT OF GREEN SPACE HAS INCREASED WITH POCKET PARKS NOW PROPOSED AT THE ELEVATED 'HIGH-LINE' LEVEL. DO YOU AGREE WITH THE PROPOSED AMENDMENTS TO GREEN SPACE?

☐ Strongly agree ☐ Agree ☐ Neutral / don't know ☐ Disagree ☐ Strongly disagree

Comments: _____

2D | MORE CONNECTIONS ARE PROPOSED WITHIN THE UPDATED PROPOSALS WITH INCREASED ROUTES THROUGH THE SITE, PARTICULARLY AT GROUND LEVEL, TO PROVIDE GREATER CONNECTIVITY WITH SURROUNDING NEIGHBOURHOODS. DO YOU AGREE WITH THE UPGRADED ROUTES?

☐ Strongly agree ☐ Agree ☐ Neutral / don't know ☐ Disagree ☐ Strongly disagree

Comments: _____

2E | UNDER THE UPDATED PROPOSALS, MORE HERITAGE IS RETAINED WITH INCREASED ACCESS TO HERITAGE ASSETS. DO YOU AGREE WITH THE PROPOSED AMENDMENTS TO THE HERITAGE ASPECTS OF THE PROPOSALS?

☐ Strongly agree ☐ Agree ☐ Neutral / don't know ☐ Disagree ☐ Strongly disagree

Comments: _____

THE GOODSYARD

3| DETAILED FEEDBACK

3A | WORKING

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

☐ Strongly in favour ☐ In favour ☐ Neutral / don't know ☐ Not in favour ☐ Strongly not in favour

Comments: _____

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

☐ Strongly in favour ☐ In favour ☐ Neutral / don't know ☐ Not in favour ☐ Strongly not in favour

Comments: _____

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

☐ Strongly in favour ☐ In favour ☐ Neutral / don't know ☐ Not in favour ☐ Strongly not in favour

Comments: _____

3B | LIVING

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

☐ Strongly in favour ☐ In favour ☐ Neutral / don't know ☐ Not in favour ☐ Strongly not in favour

Comments: _____

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

☐ Strongly in favour ☐ In favour ☐ Neutral / don't know ☐ Not in favour ☐ Strongly not in favour

Comments: _____

3C | ACTIVE USES

Within the updated proposals, there are active uses within the high line level, including a hotel, restaurants and leisure space. Are you in favour of these proposals?

☐ Strongly in favour ☐ In favour ☐ Neutral / don't know ☐ Not in favour ☐ Strongly not in favour

Comments: _____

3D | CULTURE

Do you have any suggestions for the use of the cultural building?

Comments: _____

4 | Any other questions, comments or topics you would like to further discuss with the JV and design team?

Comments: _____

THANK YOU!

Please return this form to a member of staff or in the box provided.

2019 CONSULTATION PROJECT DIARY

ACTIVITY	DATE	DETAIL	OUTCOME
Updated Masterplan Exhibition	04 March 2019 06 March 2019 09 March 2019	Studio 4, Protein Studios, 31 New Inn Yard, EC2A 3EY	<ul style="list-style-type: none">Estimate 385 people informed
Question and Answer Sessions	04 March 2019 06 March 2019	Studio 4, Protein Studios, 31 New Inn Yard, EC2A 3EY	<ul style="list-style-type: none">6 attendees across Q&A sessions
Walk & Talks	09 March 2019	Bishopsgate Goodsyard Site Studio 4, Protein Studios, 31 New Inn Yard, EC2A 3EY	<ul style="list-style-type: none">40 attendees over two tours

COMMUNICATION	DATE	DETAIL	OUTCOME
Newsletter	February 2018	Newsletter	<ul style="list-style-type: none"> 6,500 Newsletter distributed locally
Website	March 2018 Ongoing	Full website live Regular updates	
Twitter	Ongoing	Regular updates	<ul style="list-style-type: none"> Over 510 Twitter 'followers'
Local advertisements	21 February 2019 21 February 2019	Hackney Today Docklands and East London Advertiser	<ul style="list-style-type: none"> Approx 250,000 distributed prior to engagement events
E-newsletter	March 2018	Email copy of the newsletter was issued to all contacts database	<ul style="list-style-type: none"> Approx 2,000 consultees informed prior to engagement events
Email updates	Ongoing	Regular updates on the project	<ul style="list-style-type: none"> Approx 2,100 consultees subscribed to regular updates

THE GOODSYARD

FEB
2019

At Southwark Council, November 2018

JOIN US IN
MARCH TO
SEE THE FINAL
MASTERPLAN
FOR THE
GOODSYARD
SITE

WHAT IS IT ALL ABOUT?

The Goodyard is the name of the former Bishopsgate Goods Yard site, located between Shoreditch, Bangladeshi, Spitalfields and the edge of the City – surrounding Shoreditch High Street Station.

This unique site has been denied since fire in the 1840s and most of the site is inaccessible, although there are currently two temporary uses on the site: Flowermarket florist pitches and Bouquet.

The site has been identified within the London Boroughs of Islington and Tower Hamlets, and London Plan planning documents as a major opportunity for regeneration. Developers Hammamoor and Balgobin, known as The Joint Venture or JV have been working on a master-plan since 2011.

THE CONSULTATION SO FAR

In November 2018 we held consultation events to share the updated Goodyard proposals for community feedback.

Local outreach in earlier versions of the scheme took place in 2013 and 2015. The engaged over 1,500 local people.

In November 2018 we have a series of consultation events on the updated proposals, which included 8 days of a drop-in public exhibition, three signposting mini-exhibitions in the local area and three Theatre Exchange workshops with the community as well as online information and feedback.

Thank you to everyone who has taken part in the consultation process to date and given their valuable input, ideas and time. We look forward to continuing conversations during the next steps of the project.

NEXT STEPS

Further engagement is taking place in March 2019 to share the Final Masterplan ahead of an amended planning application being submitted in Spring 2019.

We will lead a series of drop-in exhibitions and informal Question & Answer sessions to present and discuss the final proposals for The Goodyard. The JV and design team will be on hand to discuss the proposals with you and answer any questions.

Please see inside for full events details.

An Addendum to the Statement of Community Involvement will be produced to record the process and its outcomes in full.

The community will continue to be informed and involved with further consultation on detailed aspects of the scheme.

GET INVOLVED

SEE INSIDE TO FIND OUT MORE

020 7729 1705 0400000000

CONTACT US

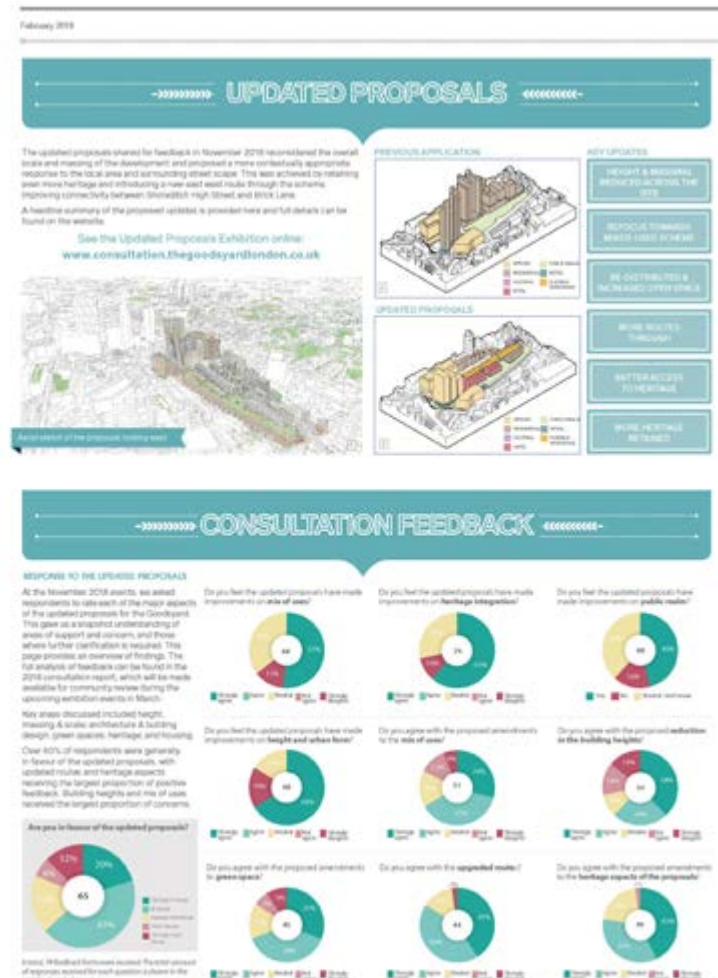
If you would like to receive future newsletters or project updates directly, please contact us to register your interest.

020 7729 1705

www.consultation.thegoodyardlondon.co.uk

team@thegoodyardlondon.co.uk

[thegoodyardlondon](https://www.facebook.com/thegoodyardlondon)



February 2019

GET INVOLVED

FINAL MASTERPLAN

Join us in March 2019 in the next round of events to find out more about the final proposals for the Goodsyard.

EXHIBITION

Drop-in exhibition of the final proposals, including exhibition boards and a 3D model of the Goodsyard Masterplan.

The project team will be on hand to answer any questions.

MARCH 2019

--- EXHIBITIONS ---

MONDAY | 4 MARCH | 12 - 4PM

MONDAY | 4 MARCH | 5 - 8PM

WEDNESDAY | 6 MARCH | 5 - 8PM

SATURDAY | 9 MARCH | 11 - 3PM

AT: PROFFEN STUDIOS
31 NEW WIN YARD, EC2A 5EY

Q & A Sessions

Alongside the exhibition, there will be informal question and answer sessions that will include a short summary of the proposals followed by opportunity for discussions with the J2 and project team.

--- Q&A: 1 ---

MONDAY | 4 MARCH | 7.30PM

--- Q&A: 2 ---

WEDNESDAY | 6 MARCH | 7.30PM

AT: PROFFEN STUDIOS
31 NEW WIN YARD, EC2A 5EY

VENUE LOCATION

THE GOODSYARD



2019 CONSULTATION EXHIBITION BOARDS





2019 CONSULTATION EXHIBITION BOARDS

THE GOODSYARD

UPDATED PROPOSABLE DMA
© London Councils

OVERVIEW

- The Goodsyard is envisioned to be a destination for local people and visitors alike, providing a wide range of retail and cultural spaces, with publicly accessible green areas and a variety of workspaces to accommodate existing and emerging industries.
- The vision of the Joint Venture is to create a new destination where the local community, visitors, workers, innovators and makers can continue to build on the creative vibrancy possible in this part of London.

This table shows the floorplate for the different uses across the Goodsyard site

Use	Size
Retail	18,291 m ² (194,750 sqft)
Workspaces	152,744 m ² (1,628,860 sqft)
Hotel	13,250 m ² (143,300 sqft) 150 rooms
Residential	45,811 m ² (493,710 sqft) 302 units
Cultural	34,320 m ² (369,940 sqft)



SECTIONS



USES AT GROUND FLOOR AND HIGHLINE LEVELS



THE GOODSYARD

UPDATED PROPOSABLE DMA
© London Councils

GROUND LEVEL

- The street and routes through the site are proposed in a simple layout that integrates with the streets that surround the Goodsyard. A combination of new streets and squares will create a series of new connections across the site, some of which have been lost for over a century.
- The ground floor public realm makes clear references to the original character of the Goodsyard with proposed materials reflecting the history of the site.
- The revised building fabric is required to existing block patterns surrounding the site, creating a contextually appropriate urban grain (Block Form).
- The Goodsyard will be car-free, have excellent public transport connections and sustainable forms of transport are promoted. There will be long-stay and short-stay cycle parking for residents staff, and visitors, with additional 15% cycle hire spaces provided on-site. New residents will be prohibited from applying for on-street residential parking permits.

GROUND LEVEL PUBLIC STREETS AND SPACES



PUBLIC REALM MATERIALS



GROUND LEVEL PLAN



KEY SPACES AND GATEWAYS

Opening up the currently closed-off Goodsyard site creates a range of new public spaces, supported by new homes, businesses, retail, food and drink and culture. The character of the area has been derived from the historic origins of the site, seeking respect for that heritage and also the evolving culture of this part of London.

New West Gateway

Water Street



A key entry point to the Goodsyard, the historic Chis Gunpowder structure retained as a focal point.

A new square for retail, including smaller spaces for local markets and market traders.



The heritage assets along Water Street will be retained and enhanced.

A new square is proposed adjacent the cultural building, connecting to Brick Lane and creating a vibrant space for local people.



MAIN EAST-WEST ROUTE



UNIVERSITY OF CALIFORNIA, BERKELEY

07

- Across the site, open public realm includes the provision over 1000m² of biodiversity / green roofs, over 180 trees, over 2500 m² of lawn and significant planting, including invertebrate focused planting as well as bird and bee boxes. It is also anticipated that there will be opportunities for urban farming.

10



An aerial photograph of a proposed park area in the West Village. The park features a large green lawn, a paved walkway, and a modern building with a glass facade. A tall brick building is visible in the background. The park is surrounded by trees and a fence.



UNIVERSITY OF CALIFORNIA, BERKELEY

- It is anticipated that the masterplan will create up to 30,000 new jobs, plus another 5,000 during construction. It will also seek to promote youth employment and talent and the JV have committed to a minimum of 150 apprenticeships.
- The use of local workforce and local suppliers during construction will be encouraged, consideration will also be given to engaging with small and medium-sized enterprises (SMEs) to stimulate economic activity.



PLOTS 1 AND 2

Designed by BuckleyGrayYeaman, the building on Plot 7 offers the opportunity for single or multiple occupancy in addition to the delivery of affordable workspace at the heart of the scheme.

The scale and height of the building have been reduced in response to community feedback. This has been achieved by making the building footprint smaller and removing an additional two storeys to the rear. The scale of the building gives more prominence to the Sea building.

Plot 8: Also designed by BuckleyGrayYeaman, the Plot 8 building sits at the southeast corner of the site. With a smaller footprint than the other two buildings, its architectural style will ensure it becomes a prominent local landmark.

It provides a unique connection to the new Highgate street and the new exhibition and gallery space on the former local authority site.



LIVING

PLATE 4



Plot 4 is designed as three distinct, vertical elements, all clad in brick, but each with a subtly different colour tone and texture. This not only references the historic streetscape of Shrewsbury, but also brings definition to the mass and reduces its impact on the townscape, articulating a more considerate massing approach to the scheme.



PLOT 10



PLOT 8A AND 8C: PLOT 8B



The impact of increased height will be minimal on the surrounding area and the space relates to surrounding buildings within the masterplan. The ground floor will open up and reuse the existing public cross vaults located under the Southwark Viaduct. Plot 8a reinforces the local industrial character with a broad grid and steel balconies, whereas the two standalone hotel blocks of Plot 8 use timber and glass to create a 'calm' aesthetic linking to the surrounding park.



RETAIL, CULTURE & COMMUNITY

- The ground floor of the Goodwater opens up a new network of streets and spaces, where a mixture of retail, food and drink and cultural uses aim to create a place that is active, vibrant and safe for everyone to use.
- Retail, food and drink businesses on the east-west connections, acting as a draw through the site, with the two main cultural attractions located at the eastern and western ends of the site, with the connecting streets.
- Mainwile uses will also help ensure activity during construction as the proposals are built out phase-by-phase, testing ideas and opportunities for implementation in the short-term or progressively over time.
- The masterplan proposes a GP surgery to accommodate approximately 1000 patients and provide additional capacity to the local area.



RETAIL STRATEGY

The second, in respecting the context and history of the site, rules have been created to allow for 'urban blocks' of an appropriate scale to the area, and to reconnect to the surrounding streets and communities.



London Road will also be restored and repaved, retaining its impressive brick and roof structure and barrel vaults, which have always resonated with people during previous consultations. Along these exciting new streets, the historic cottages and railway yards remain will lead visitors through to a carefully curated mix of independent and established shops, restaurants, cafes and historic bars.



CULTURE

There are a collection of unique heritage assets on the site and bringing culture into the mix alongside retail, food and beverage, is vital to establishing a sense of place at the Quayside, both via meanwhile interventions but also by using the spectacular and unique settings that some of the existing and new structures offer on a permanent basis.

The current proposal accommodates two cultural facilities. One building will be a new purpose-built facility that will be completely flexible to tenant requirements at this stage, with its own address on Brick Lane. The other is a space within the historic ground level eagon way, under the jack arch structures. This will be flexible exhibition and gallery space and can be accessed from Wheeler Street. The Joint Venture are currently in the process of compiling a list of potential local stakeholders, needs, future joint conversations regarding collaborations.



MS.B.10.04-01.E.1.15.01



The principle of Strange Cargo's project: portraits of other people which aim to celebrate the everyday and shared memories of the local community is just one example of a type of project that could be implemented around the Goodyard.



2019 CONSULTATION EXHIBITION BOARDS

THE GOODSYARD

HERITAGE

- This board outlines the approach to retaining, reusing and reusing heritage assets at the Goodsyard that are currently inaccessible to the public.
- The Updated Masterplan proposes to retain more heritage assets than the 2015 planning application did, including the Mission Chapel and Weavers Cottages on Butler Street.
- The Joint Venture and design team have had numerous discussions and

15

- input from Heritage England, below are the key themes and responses to the heritage assets of the site.
- Walthamstow Goodsyard is an important historic structure within east London that is not currently available or accessible to the public.
- The key aim in the design process across the scheme was to retain as much heritage on site as possible.

APPROACH TO HERITAGE

The masterplan agrees to work with the structures that are found on site. Where it is appropriate, the structures will be reused either as boundary walls providing a characterful edge to the surrounding development, structures within which new uses can be placed, or structures that can be reused and built upon.

The size and shape of each of the existing heritage structures has been taken into account in the design of the Updated Masterplan, including their weight-bearing capacity at ground level in order to support buildings.

Access has been increased where possible to ensure the majority of the structures can be used or viewed, such as the cultural space of ground level adjacent to Plot 8.



1

RESTORING THE ORIEL GATEWAY

The Oriel Gateway was built during the 1870s, when Bishopsgate Station foreman was transformed into the Goods Yard, forming the Western Gateway. The original structure is made of masonry stone which projects from the top of the western boundary wall. The gateway marks the entrance to the former goods depot. This project has been retained in the Updated Masterplan, ensuring the reinforced gateway provides a key entry point to the site.



2

RESTORING THE BOUNDARY WALL

The existing masonry wall along Sclater Street forms the historic boundary to the north of the Goodsyard site, extending from Brick Lane to Broadside Street. The masterplan seeks to re-engage the wall as a new boundary, forming a public space to the development. All new development will be tucked behind the wall line and positioned to emphasise the curving nature of the wall.



3

REUSING THE LISTED ARCHES

The Grade II listed archway was built in 1871 as part of the Shoreditch Passenger Station. The Updated Masterplan organises the historic central archway connection, opening up access to the listed arches. The masterplan proposes a creative re-use of the historic details such as the rails, seats, and stumps.



4

REUSING LONDON ROAD

London Road will be retained, restored and reused to create a covered retail street. The south side of the road will be surrounded with kiosks, and generous public spaces will be opened up at intervals to allow light and fresh air in. These informal public spaces, clustered around key intersections, will provide space for shops to dwell, and potential for cafes seating to spill out onto the historic cobblestone road.



5

RESTORING THE WEAVERS COTTAGES, MISSION HALL AND VICTORIAN BUILDINGS

The Mission Hall: The Mission Hall will become a cafe. The brickwork will be repaired and the stone roof coverings and historic window openings will be reinstated. New, large entrances at the east and west of the hall will be created to improve the building's connectivity to the street.

Victorian Buildings: The building will be two residential units above two shop units on ground floor level. Existing modern extensions to the rear and west side of the building will be removed. The historic fabric of the building will be repaired and the gable wall of the building will be repaired and rebuilt, with some new window openings inserted as needed. The Victorian stone fronts will be restored using existing shopfronts to the east of Sclater Street and Brick Lane as precedent.

Weavers Cottages: The cottages today are derelict, having been badly damaged by a fire some years ago but will be restored and extended to the rear. Where possible, original features will be repaired and reinstated on the stone facade and roof. A modern, three-storey glass extension will be introduced.



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2019 CONSULTATION FEEDBACK FORMS

THE GOODSYARD

We would like to hear your views on the Updated Masterplan for the Goodsyard.

I agree for my contact details to be stored for the purposes of public consultation.* Yes ☐ No ☐

Subscribe to the mailing list to receive updates and notice of consultation events.* Yes ☐ No ☐

*Soundings has been appointed to carry out community engagement for the Goodsyard site. We work on behalf of project developers Hammerson and Ballymore, and gather your details, opinions and feedback on the scheme for consultation purposes only. Please note, your details will not be shared with any third parties. If you have filled in the paper feedback questionnaire we will hold this securely for a period of two years following the completion of the project.

PERSONAL DETAILS

Name

Email

Home or work Postcode

Age

Are you part of a community group or local organisation?

1. HOW DO YOU FEEL THAT THE MASTERPLAN HAS RESPONDED TO CONSULTATION FEEDBACK? (SEE BOARDS 3 & 4)

☐

A lot

☐

Somewhat

☐

A little

☐

Not at all

Please tell us why:

All information you give us is confidential. It will be added into a database and used solely with regards to this project.

020 7729 1705

www.consultation.thegoodsyardlondon.co.uk

team@thegoodsyardlondon.co.uk

@goodsyardlondon

2. THE FOLLOWING AREAS GENERATED THE MOST FEEDBACK FROM PREVIOUS CONSULTATION. DO YOU LIKE THE APPROACH TAKEN TO THE FOLLOWING AREAS IN THE UPDATED MASTERPLAN?

Please tick one box for each question

Really like

Like

Neutral/unsure

Dislike

Really dislike

Quick Comments:

a. Mix of uses (see board 5)

☐

☐

☐

☐

☐

b. Height and architecture (see boards 4 & 5)

☐

☐

☐

☐

☐

c. Public realm and Highline level (see boards 6 & 7)

☐

☐

☐

☐

☐

d. Connectivity and routes through the site (see boards 6 & 7)

☐

☐

☐

☐

☐

e. Working (see board 8)

☐

☐

☐

☐

☐

f. Living (see boards 10 & 11)

☐

☐

☐

☐

☐

g. Retail, culture and community (see board 12)

☐

☐

☐

☐

☐

h. Heritage (see board 13)

☐

☐

☐

☐

☐

3. RATE YOUR OVERALL RESPONSE TO THE UPDATED MASTERPLAN FOR THE GOODSYARD

☐

Really like

☐

Like

☐

Neutral/unsure

☐

Dislike

☐

Really dislike

Please tell us why:

4. WHAT ASPECTS OF THE UPDATED MASTERPLAN DO YOU THINK ARE SUCCESSFUL?

Comments:

5. WHAT ASPECTS OF THE UPDATED MASTERPLAN ARE OF CONCERN OR DO NOT ALIGN WITH YOUR VIEWS?

Comments:

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CONTACT US

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