



# THE GOODSYARD

Design and Access Statement

September 2019 - Part 1 of 21



ballymore.



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# VISION STATEMENT

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# Bishopsgate Goodsyards represents one of the most significant central London regeneration opportunities for a generation.

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## The opportunity

The redevelopment unlocks the opportunity to:

- Open to the public one of London's most important historic industrial assets.
- Transforming it into a unique, characterful and authentic city quarter.
- Make new connections linking Shoreditch High Street and Brick Lane, and Sclater Street to London Road.
- Create consolidated outdoor green space that is much needed in this part of London.
- Create a unique, mixed use place that offers something for everyone.
- Create a new global significant leisure destination.

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## Our guiding principles

To help us realise our vision and bring the Goodsyards back to life we have developed our proposals around the following guiding principles:

1. Work **harmoniously** with the existing character of the site to create a development that is an authentic response to the site's history.
2. Respond **generously** to the context, ensuring that the redevelopment of the Goodsyards is beneficial to all neighbours.
3. Create a masterplan that will deliver a **rich mix of uses**, that will cohere into a sustainable and rich city quarter that will retain vibrancy for years to come.
4. Shape a development strategy that will have a **positive impact** in the short and long term.



**“Our vision is to create an international renowned place of exchange where the congregation of neighbours, visitors, residents, workers, innovators and makers continue to build on the creative vibrancy evident in this part of London”**











# 1. Work harmoniously with the existing character of the site

Heritage can contribute significantly to the sense of a place and generate economic, social and environmental value. Bishopsgate Goodsyrd is a powerful structure that has great historical significance.

The heritage assets that exist within the Goodsyrd are unique in character and scale. They range from large railway structures to intimate small spaces the character of which is defined by the multiple layers of patina engrained on the many surfaces throughout their rich life. The raw character that can be seen on the site today is something that we will work hard to retain and build on.

Opening up The Goodsyrd and realising the site's structure and rich granular history are fundamental to bring shape and character to the development and reinforce the area's identity.

Many of the remaining historic buildings and structures are capable of being re-used in exciting new ways that will generate new life. Our intention is not to sanitise the structures by erasing key features of the history, but to retain these scars as they clearly tell the stories of what has been there before.

The retention of the full east west extent of the Goodsyrd platform structure will ensure that the industrial grain stamped on this area over 150 years ago is legible to all for years to come. Spaces within these retained structures are open to use by creatives, entrepreneurs, retailers, makers and community groups. The idea is to use the historic fabric to create places which engage the wider community, who will be able to meet, eat and drink here and give both the buildings and the arts life through the daytime and into the evenings.

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## 2. Develop proposals that respond generously to the context

We believe that this regeneration should be carefully conceived to have a positive effect on the surrounding area and engage generously with the surrounding streetscapes.

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From the beginning of the project we listened to a range of local organisations, stakeholders and residents and have taken their opinions as positive influences on the shape of the proposals. We intend to continue to engage and inspire, and be inspired by, those people that live, work and relax in the surrounding areas.

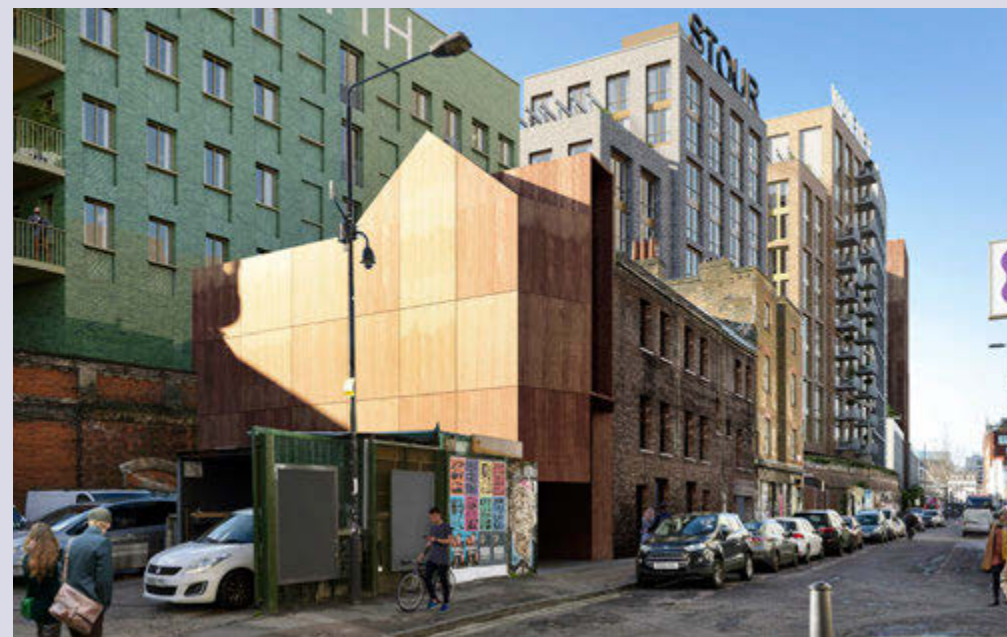
It is important that this regeneration scheme should bring a wide range of benefits to local communities, including local opportunities for jobs, training and housing.

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Of critical importance in this part of London is the provision of accessible public open space. The proposals have been shaped to transform a currently derelict and inaccessible site into areas of open green park space alongside smaller garden areas. We believe by providing these new public green spaces to be enjoyed by existing and new residents it will create a culture of ownership and belonging. The Goodsyard will become a neighbourhood which is inhabited by people and through their own efforts it will become a purposeful and valuable place for London.















### 3. Create a masterplan that will deliver a rich mix of uses

Our vision for the reinvigoration of the Goodsyards relies on the creation of a mixed use place that facilitates activities of all types. By creating buildings that can accommodate the full mix of uses we can combine retail, leisure, work, cultural and facilities alongside homes and hotel. This will create a vibrant 24 -7 sustainable community.

The masterplan has been shaped to provide a mix of active, retail, leisure, food, creative and community spaces creating a vibrant townscape.

The first floor, the former platform level, is conceived as a parkland leisure environment space that fuses high inspiring landscape environments with vibrant cafes, restaurants and cultural pop up venues. The platform landscape provides a superb interface between the active city network at ground floor and the workplace, residential and hotel environments above. This green landscape will be animated by residents and visitors who will be enjoying the peace throughout the day and night.

The neighbouring buildings will provide a variety of uses, including, workspace, hotel amenity and homes. The upper floor offer an appropriate mix of use, bringing vibrancy and animation and complementing the public realm.

This unique mix of vibrant streets and green open space will attract visitors to the Goodsyards from across the globe. It will create a destination in London of local and international significance.

We want to capture the imagination of the locals and visitors alike and give reasons to stay. And for those coming to live and work in the Goodsyards, we want to provide convenient services and facilities and build a vibrant community that people want to be part of.

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## 4. Shape a development strategy that will have positive impact in short and long term

The Bishopsgate Goodsyard has been derelict for many years. These development proposals set out a masterplan framework that delivers regeneration and offers value to all for years to come.

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The proposals are planned to deliver positive impact from the earliest phases of development. The masterplan is shaped to support existing meanwhile uses across the site, and add to them as the development evolves. During the early phases of development, ideas will be shared with community groups to ensure that meanwhile uses bring value to all and inspire the community to become part of the Goodsyard's future.

The scale of The Goodsyard requires the development to be delivered over a number of phases. The masterplan has been carefully shaped to ensure that phases are deliverable as independent city blocks. This approach ensures that the scheme can evolve to meet future needs and demands, and that no single phase is reliant on the delivery of another for it for it to function.

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*“Our vision is underpinned by a shared passion to transform The Goodsyard into one of London’s most characterful, culturally vibrant and sustainable city quarters.”*











## 1.0 INTRODUCTION TO THE REVISED SCHEME



# 1.1 PREFACE

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

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

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

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

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

In broad terms, the Applicant is making the following Proposed Amendments to the Applications:

## Plot 1 (Formerly Plots A and B)

The Proposed Amendments maintain the height of the building and the type of uses, as currently proposed and retains the bridging over the East London Line box. The building massing

is proposed to be revised to include setbacks at the upper levels as a result of feedback from the GLA and the Boroughs to address the relationship with adjacent buildings.

## Plot 2 (Formerly Plots F and G)

The Proposed Amendments replace the two tallest residential buildings with a commercial building with retail at the ground floor. The building would extend up to 17-29 storeys and would be the tallest building proposed. This building is being submitted with all matters in detail.

The reduction in height of Plot 2 means that no part of the scheme is now visible in views from the South Bastion of Tower Bridge.

## Plot 3 (Formerly Plot K)

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

## Plot 4 (Formerly Plot C)

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

## Plot 5 (Formerly Plot D)

The Proposed Amendments maintain the uses within this building and comprise retail at ground floor with residential above. The height of the building is proposed to be reduced to between 6 -12 storeys.

## Plot 6 (Formerly Plot E)

The Proposed Amendments change the use

of this building to a cultural type use with retail use. The height of the building is proposed to be reduced to up to 6 storeys in order to address comments raised by the GLA in respect of daylight and sunlight impacts along Sclater Street and the massing in the north-east part of the site.

## Plots 7, (Formerly Plots H, I, J), 8A, 8B, 8C, 10 and 11 (the Pavillion)

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

## Public Open Space

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

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

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

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



Fig 1.1.1: The Goodsyard artist's impression, viewed from Brick Lane.



Fig 1.1.2: The Goodsyard artist's impression of the Brick Lane Square



Fig 1.1.3: The Goodsyard artist's impression of the Platform



## 1.2 INTRODUCTION

The revised development proposals for Bishopsgate Goodsyrd aspire to create a vibrant, sustainable and contextually appropriate mixed-use masterplan that will transform this important part of east London into a characterful, accessible and integrated part of the city. The new development will deliver jobs, homes and leisure destinations to be enjoyed.

Currently, the site sits derelict and is under-utilised as it has been since the fire of December 1964. The application proposes to retain and restore as much of the existing historic fabric as possible, reusing the structures to ground the new development in its historic context and surrounding townscape. The masterplan inserts new development uses within a matrix of connecting streets, many of which are lined by historic structures. This approach enables the mixed development to be sensitively integrated into east London in a format that is respectful of context and appropriate to needs of surrounding communities.

The refined proposals in this amended planning application have been developed in response to many years of stakeholder feedback. The amended proposals are the result of collective reflection on all responses to previous design iterations. The shape, content and quantum of development balance commercial requirements, community need, planning policy, local opinion and complex site constraints. The proposals define a scheme that is deliverable and appropriate and delivers value to all.

The Proposed Amendments seek to address the comments previously made by the Greater London Authority (GLA), London Borough of Tower Hamlets (LBTH), London Borough of Hackney (LBH), statutory consultees and local interest groups. As such, the amendments to the development mirror closely the objectives set out in the NPPF, the adopted and draft new London Plan and the adopted and emerging local plan documents of LBTH and LBH. A full assessment of the proposed development against the key planning policies at national, regional and local levels is set out in the Planning Statement.

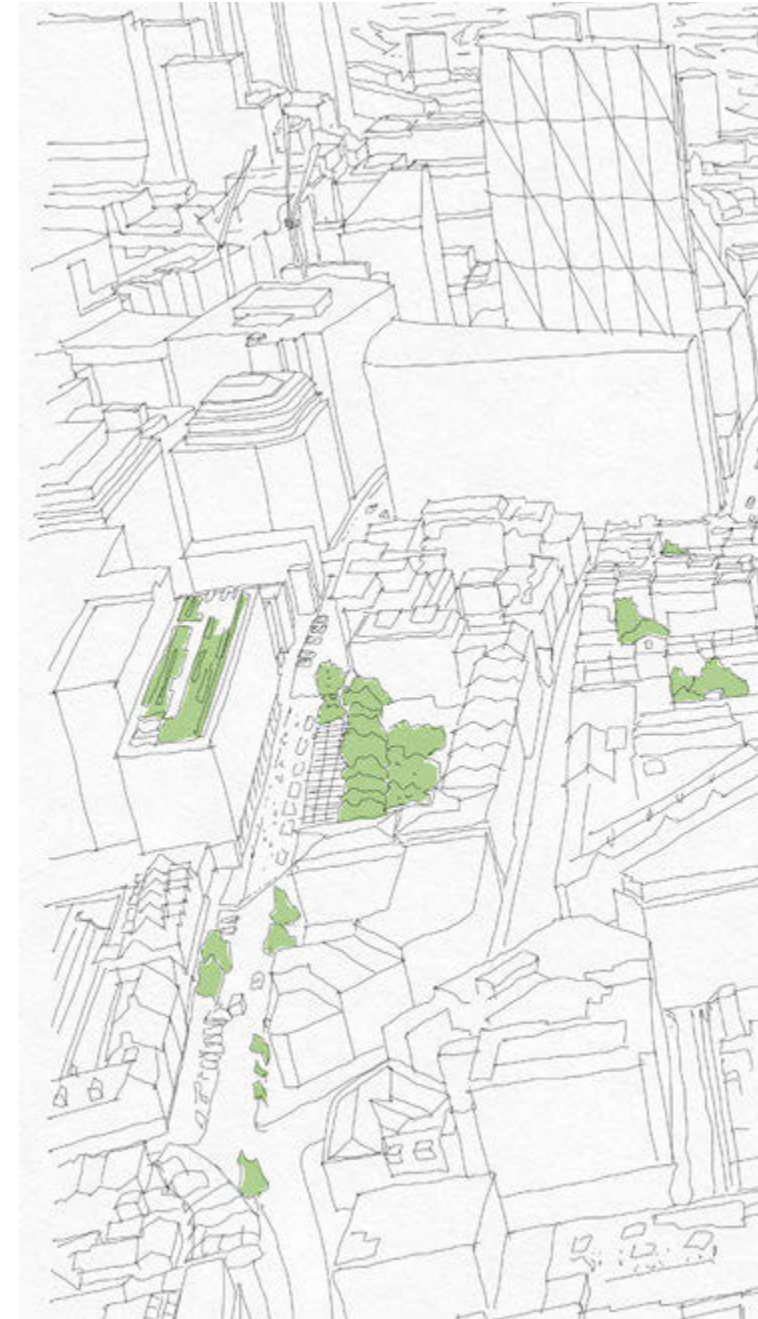






Fig 1.2.1: The Goodsyrd proposal, artists impression, viewed from the south east.



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## 1.3 JV INTRODUCTION

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This application has been prepared by the Bishopsgate Goodsyrd Regeneration Limited (BGYRL) a 50:50 Joint Venture between Hammerson Plc and Ballymore. BGYRL is acquiring the site in a variety of freehold and leasehold tenures and intend to bring development forward as soon as the necessary planning approvals are in place.

Hammerson is a retail specialist with a £9.1bn property portfolio in the UK, Ireland and France. The Company has a track record of managing complex development projects and urban regeneration schemes, earning a reputation as an industry leading developer creating vibrant communities for residents, business and retailers.

From the creation of Brent Cross, to delivering regeneration projects including Bishop's Square Spitalfields, Bullring Birmingham and Les Terrasses du Port Marseille.

Looking ahead, Hammerson is involved in delivering the regeneration of 3 key strategic London sites: The Goodsyrd, Brent Cross / Cricklewood and Croydon Town Centre.

Ballymore is a family-run property developer with an award-winning portfolio of some of Europe's largest and most transformative urban development projects. A privately owned company, Ballymore was established by Chairman and Group Executive Sean Mulryan in Dublin in 1982.

Ballymore's projects are defined by their originality and commitment to quality. The company oversees every element of design, construction and facilities management. 2019 will be a record year for delivery for the

company, including practical completion of three major commercial projects at Three Snowhill in Birmingham, Dublin Landings and One Embassy Gardens, and delivery of London's longest pier at Royal Wharf. In London alone the company has over 5,800 homes under construction. Live developments include London City Island, Embassy Gardens, Wardian London, Dublin Landings, Good Luck Hope, Royal Wharf and Three Snowhill.





Fig 1.3.1: Croydon Town Centre - Hammerson



Fig 1.3.2: Brent Cross - Hammerson



Fig 1.3.3: Goodluck Hope - Ballymore



Fig 1.3.4: Embassy Gardens - Ballymore



Fig 1.3.5: London City Island - Ballymore



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## 1.4 PURPOSE OF THIS DOCUMENT

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### 1.4.1 Introduction

This Design and Access Statement (DAS) has been prepared as part of a suite of documents to support the amended planning application for the redevelopment of the Bishopsgate Goodsyards. This document provides a summary narrative that explains all facets of the proposals relating to the applications for both outline and detail planning permission and the elements where listed building consent is required to enable development.

The amended planning application is described fully in the Development Specification. The Proposed Development will create a remarkable environment unique to The Goodsyards; it will deliver new homes and jobs, quality open space, and community facilities to benefit the local neighbourhoods in both London Borough of Hackney (LBH) and London Borough of Tower Hamlets (LBTH) and London as a whole.

The masterplan has been developed to enable phased development to allow for a meaningful place to be created in each phase and to grow the community in stages.

This DAS describes the masterplanning process. Its structure is based on the format recommended by the Commission of Architecture and the Built Environment guidance 'Design and Access Statements: How to write, read and use them' (2006). The requirements of the following are also complied with in this document: Town and Country Planning (Development Management Procedure) Order 2010 (DMPO), 'The London Plan (2015)', incorporating 'Revised Early Minor Alterations

(October 2013) and Further Alterations to the London Plan (March 2015)', 'Accessible London: Achieving an Inclusive Environment' (April 2011), the 'Mayor of London Access Statement Content Guidance'.

The site is approximately 4.4 hectares in area and is bounded by Bethnal Green Road to the north, Brick Lane to the east, a rail line (serving Liverpool Street Station) to the south and Shoreditch High Street to the west. Braithwaite Street/Wheler Street runs through the site connecting Bethnal Green Road to Commercial Street. The site is centred on Ordnance Survey (OS) National Grid Reference (NGR) TQ 33618 82233.

The application is an outline application with full details submitted for Plot 2 and Plot 7 (a-d) the application also includes a listed building application for Plot 7 (a-d).

The Borough boundary between LBH and LBTH crosses through the site in a north-south direction to the west of Braithwaite/Wheler Street. The Borough boundary is shown on the submitted plans and adjacent aerial photograph (Fig 1.4.1).

Due to the position of the Borough boundary and the proposed siting of buildings straddling the Borough boundary, identical applications were submitted to both Boroughs. The GLA is now acting as the local planning authority for the determination of the planning applications.

References in this document to "application" should be taken to read "applications" reflecting the fact that two identical planning applications will be submitted – one to LBH and one to LBTH. Therefore, references to "planning permission" should be taken to read "planning permissions" given that 2 planning permissions will be required for the Proposed Development to proceed in its entirety.

References in this document to "masterplan" refer to the illustrative general design concept developed for the site. It has driven the details of the development but is not necessarily the Proposed Development.

The Proposed Development consists of the detailed elements and the proposed parameters on the outline plots.



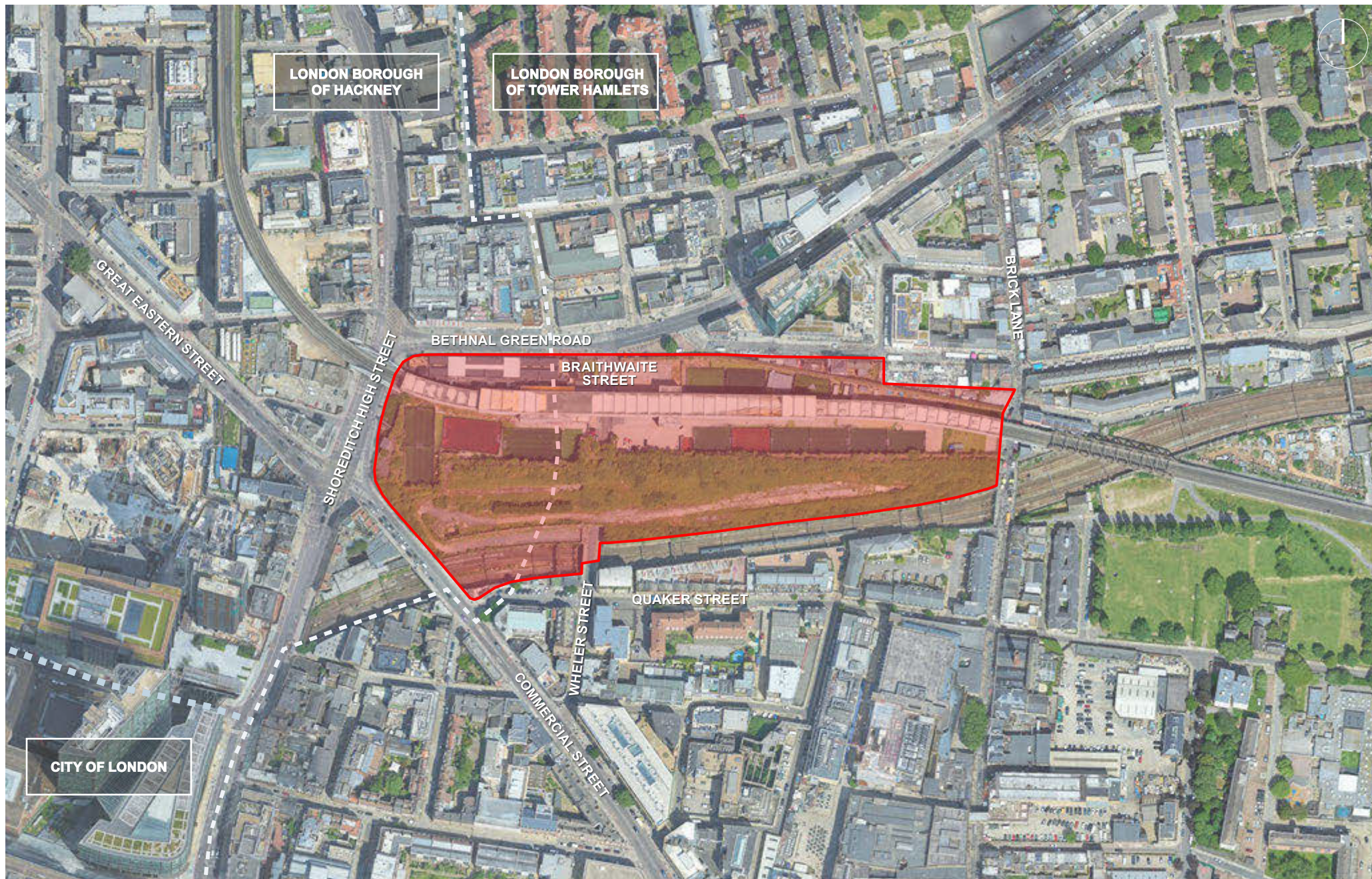


Fig 1.4.1: Aerial photo showing site in May 2018 – Google Earth



### 1.4.2 DAS Structure

The DAS is structured into 12 parts.

#### 1.0. Introduction to the Revised Scheme:

An introduction to the scheme, the application and the suite of documents. This section also presents a executive summary of the previous proposals submitted in 2015.

**2.0. Site Context:** This section sets the scene for the application, providing an overview of the contextual issues that have influenced the development design.

**3.0. The Amended Masterplan:** This section describes all facets that have shaped the amended proposals at a site wide level. An illustrative masterplan provides the basis for the parameters plans that the outline application seeks approval for.

**4.0. Public Realm and Landscape:** This section describes the public realm, the spaces between the buildings on the site, streets, lanes, both at ground and platform levels.

#### 5.0. Illustrative Masterplan and Buildings:

This section describes the indicative design proposals that have been prepared to test the parameters that the outline application seeks approval for. These indicative designs provide the basis for Design Guidelines submitted separately.

**6.0. Detailed Design:** This section provides a narrative for the parts of the masterplan where full details have been submitted. This section also describes and records the approach to areas of the masterplan where listed building consent has been applied for.

**7.0. Access Statement:** This section describes how the project satisfies statutory and regulatory guidance and requirements to ensure that the project and site provides access for all.

**8.0. Crime Reduction Statement (CRS):** This section describes which measures have been taken to address reduction in crime and the fear of crime across the proposed masterplan.

**9.0. Fire Safety Strategy:** This section describes the site wide approach to fire access and how it will comply with required regulations.

**10.0. Sustainability & Energy:** This section describes the sitewide approach to the conservation of energy and other resources.

**11.0. Summary:** This section provides a concise, general, objective outline of the whole document.

**12.0. Drawing List:** Provides a schedule of drawings that accompany the amended planning application.

### 1.4.3

### Overall Application Structure

The adjacent diagram gives an overview of the Application structure and the relationship between the DAS and the rest of the application material.

This amendment is an outline application, with elements submitted in detail seeking approval for the general development principles which will be approved in the outline application; the outline application reserves for future consideration/approval, use, amount, layout, scale, landscaping, appearance and access.

Full details are submitted for part of the Revised Scheme (Plot 2 and Plot 7 a-d). A Listed Building Application are submitted for Plot 7 (a-d).

The documentation submitted for approval, including the Parameter Plans (PP), the Design Guide and the Development Specification (DS), contains the overall Parameters and Principles for the Goodsyrd Masterplan (as illustrated on Fig 1.4.2). These constitute a robust framework

which will facilitate future detailed design and the assessment of Reserved Matters applications.

The Design Guide that accompanies this application provides the specific commitments for approval. The Design Guide covers the site-wide parameters and individual building plot guidance. These rules will govern the future reserved matters applications as schemes move forward in detail.

The DAS has been prepared to illustrate the design process that has led to the development proposals, and to explain and justify the Goodsyrd design framework which in turn has informed the Design Guidance.

The Illustrative Masterplan (IMP) contained within the DAS is prepared to demonstrate how the scheme may be developed in accordance with the Parameter Plans, the Development Specification and the Design Guidelines.

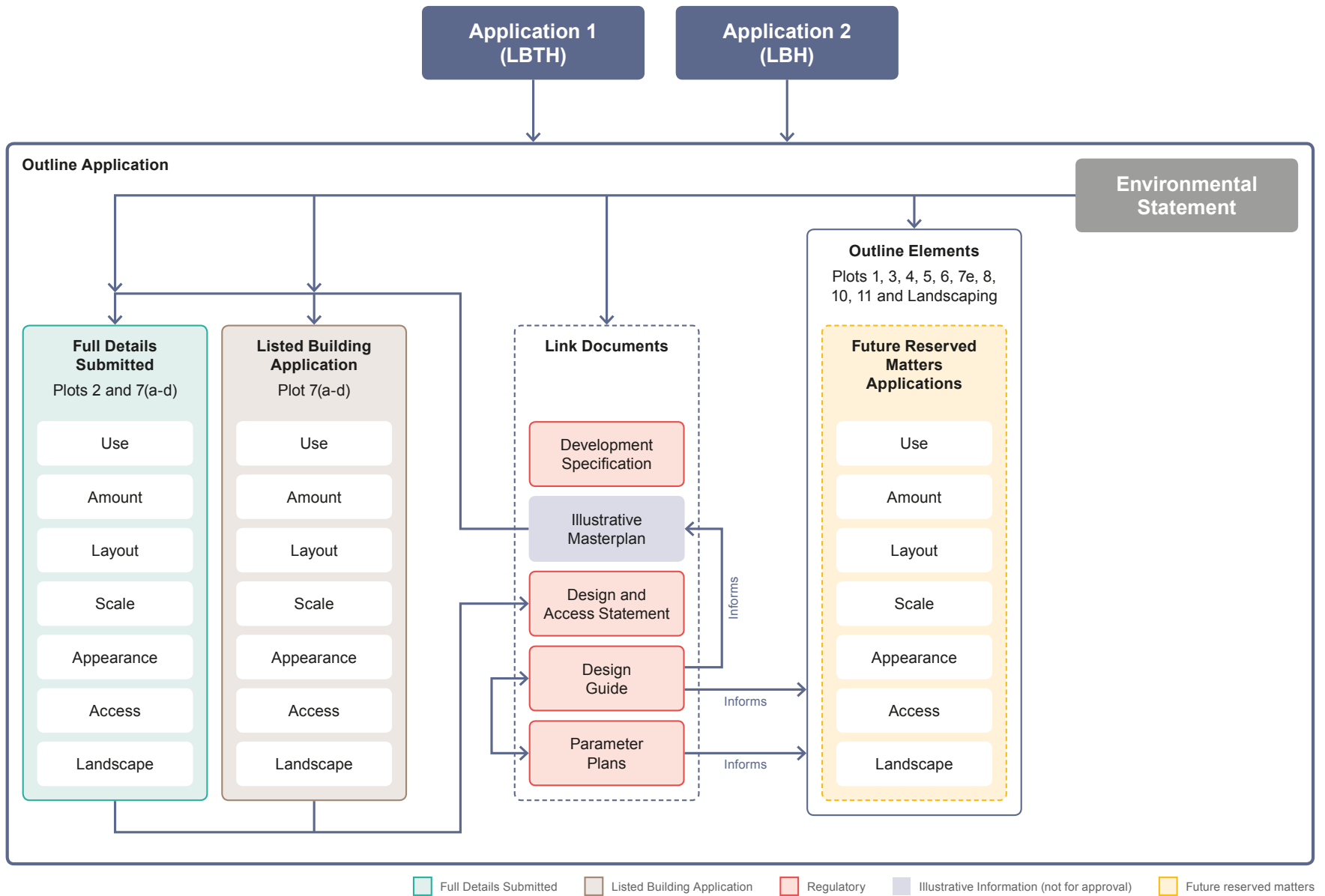


Fig 1.4.2: Application structure



#### 1.4.4 The Amended Application

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

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

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

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

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

#### 1.4.5 Plot 1 (Formerly Plots A and B)

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

#### 1.4.6 Plot 2 (Formerly Plots F and G)

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

#### 1.4.7 Plot 3 (Formerly Plot K)

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

#### 1.4.8 Plot 4 (Formerly Plot C)

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

#### 1.4.9 Plot 5 (Formerly Plot D)

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

#### 1.4.10 Plot 6 (Formerly Plot E)

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

#### 1.4.11 Plots 7, (Formerly Plots H, I, J), 8, 8A, 8B, 10

#### and 11 (the Pavilion)

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

#### 1.4.12 Public Open Space

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

#### 1.4.13 Amendments

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

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

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

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

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

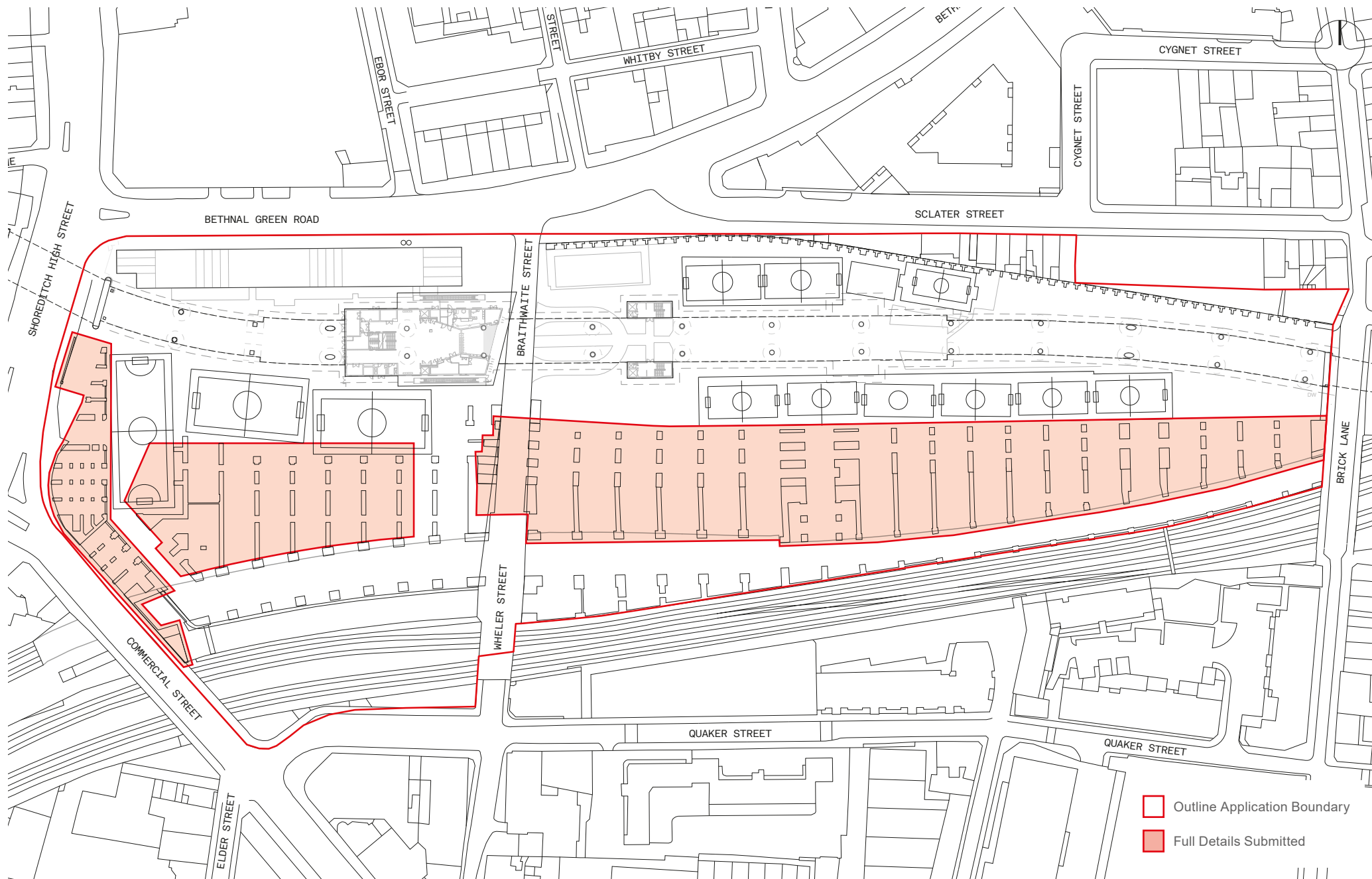


Fig 1.4.3: Plot 2 and 7(a-d), Full details



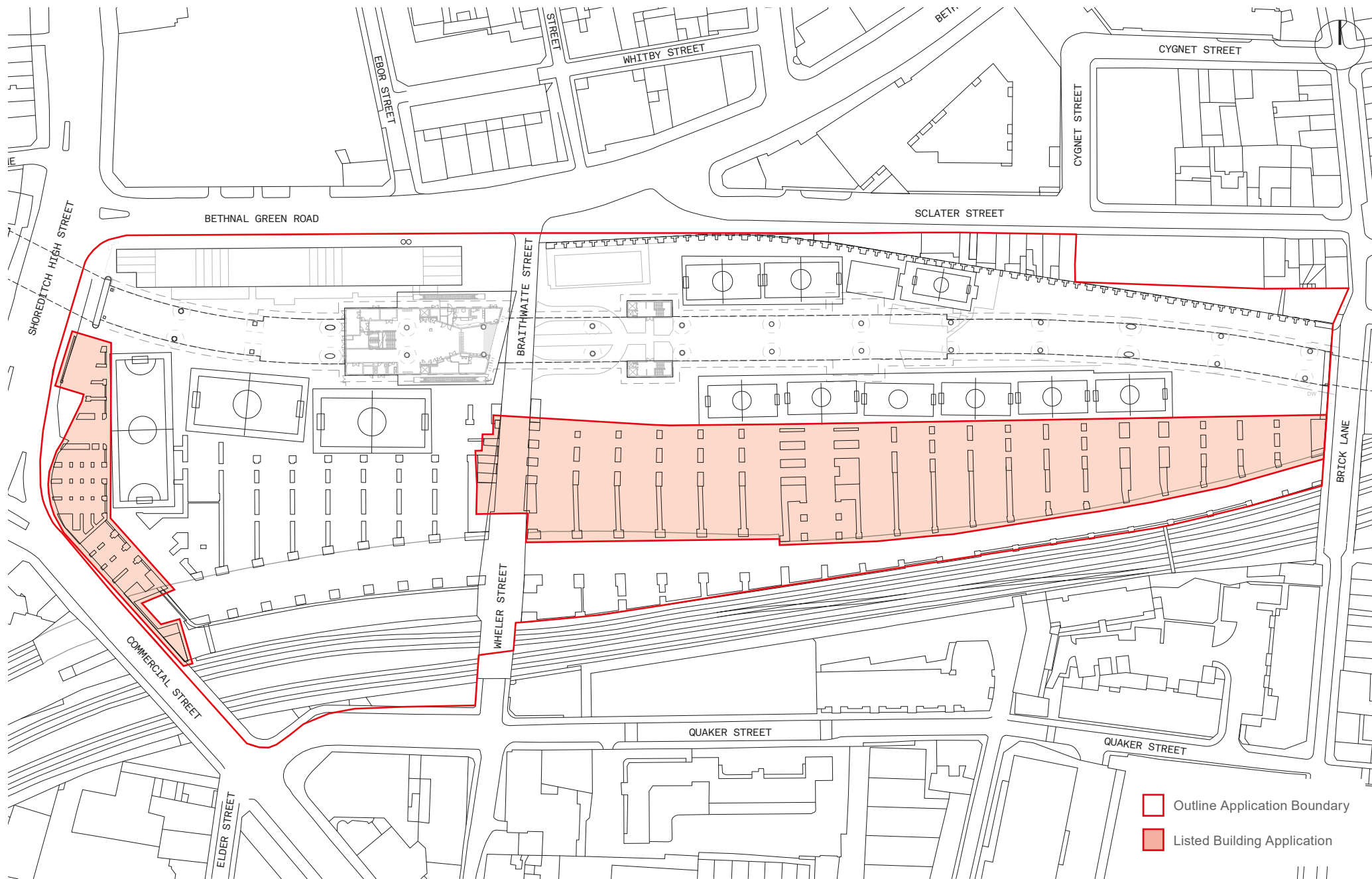


Fig 1.4.4: Plot 7(a-d), Listed Building Consent

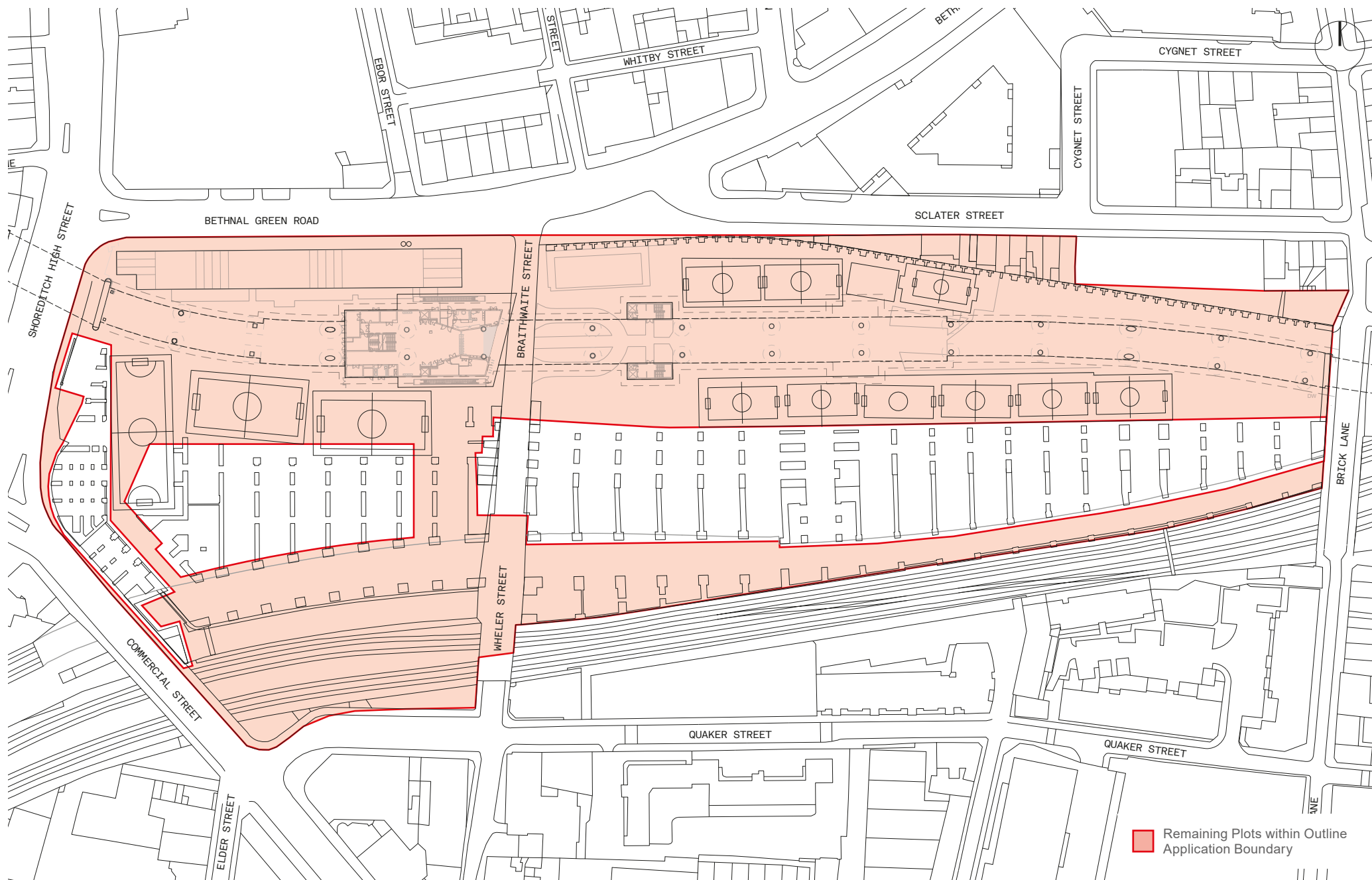


Fig 1.4.5: Plots 1, 3, 4, 5, 6, 8, 9, 10, 11 and landscaping, the Outline Component



#### 1.4.14 Application 1

An outline application for the comprehensive mixed-use development of the site, within London Borough of Hackney (LBH), with all matters reserved for the following uses:

- Business Use (Class B1);
- Retail, financial and professional services, restaurants and cafes (Class A1, A2, A3 and A5);
- Non-residential Institutions, galleries, cultural use (Class D1);
- Assembly and Leisure (Class D2);
- Ancillary and plant space;
- Basement;
- Formation of new pedestrian and vehicular access and means of access and circulation within the site;
- Provision of new public open space and landscaping.

Full details are submitted for alterations to and the partial removal of existing structures on the site and the erection of a new building (Plot 2) and retail and food and drink uses (A1, A2, A3, A5); and use of the ground and basement levels of the Braithwaite Viaduct for retail and food and drink uses (A1, A2, A3, A5). Works to and use of the Oriel and adjoining structures for retail and food and drink uses (A1, A2, A3, A5).

Listed Building consent is sought for Plot 7a; the Restoration and repair of existing Grade II listed Oriel and gates, and adjoining historic structures to provide principal western pedestrian gateway into Scheme and to accommodate proposed Class A1/A2/A3/A5 retail use into a number of the existing arches at ground floor. Part removal of the existing arches at ground floor. Part removal of adjoining listed wall on Commercial Street to provide improved public realm and pedestrian access into the site. Part removal of a section of adjoining unlisted structures proposed to provide improved public realm and pedestrian access into the site.

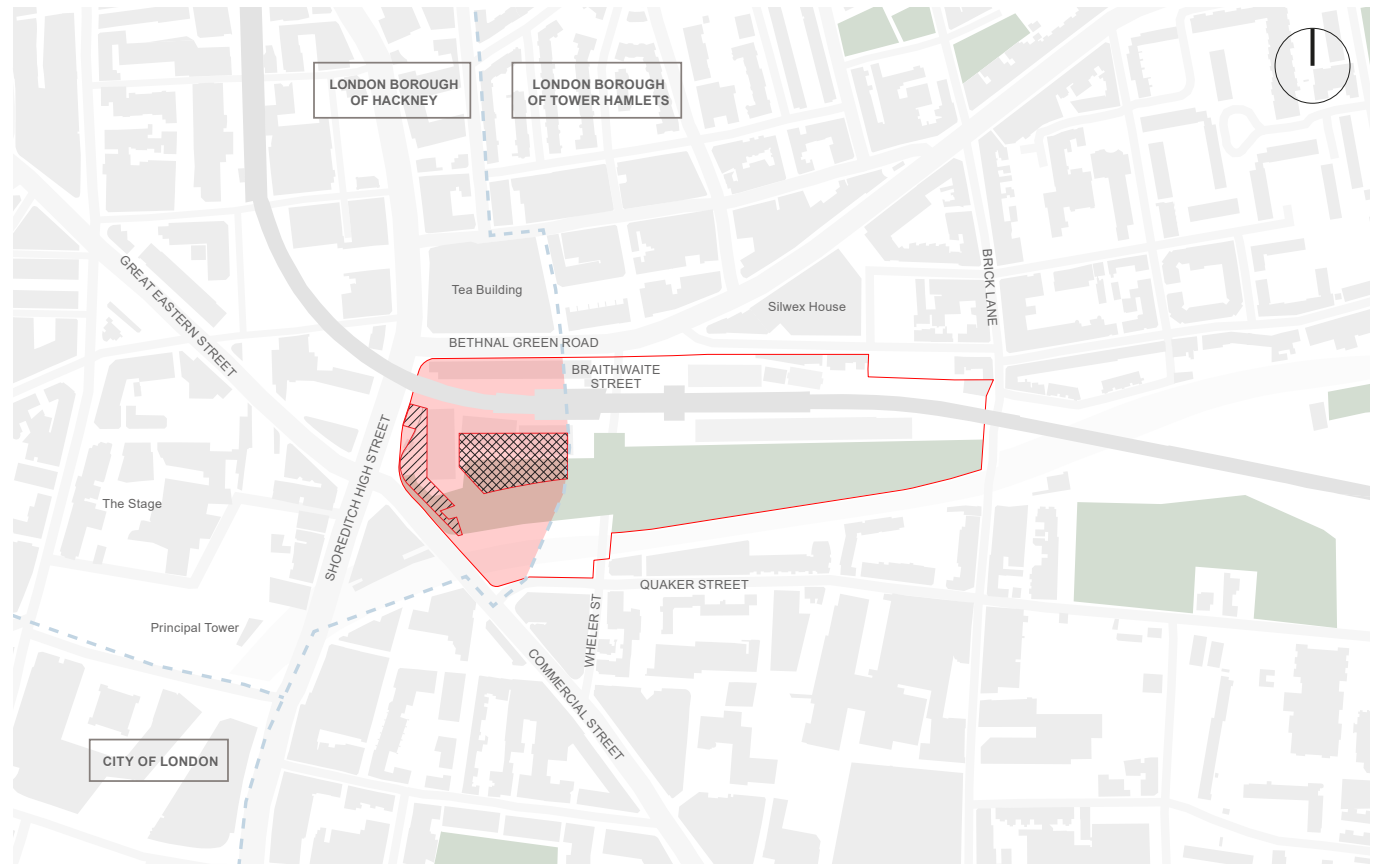
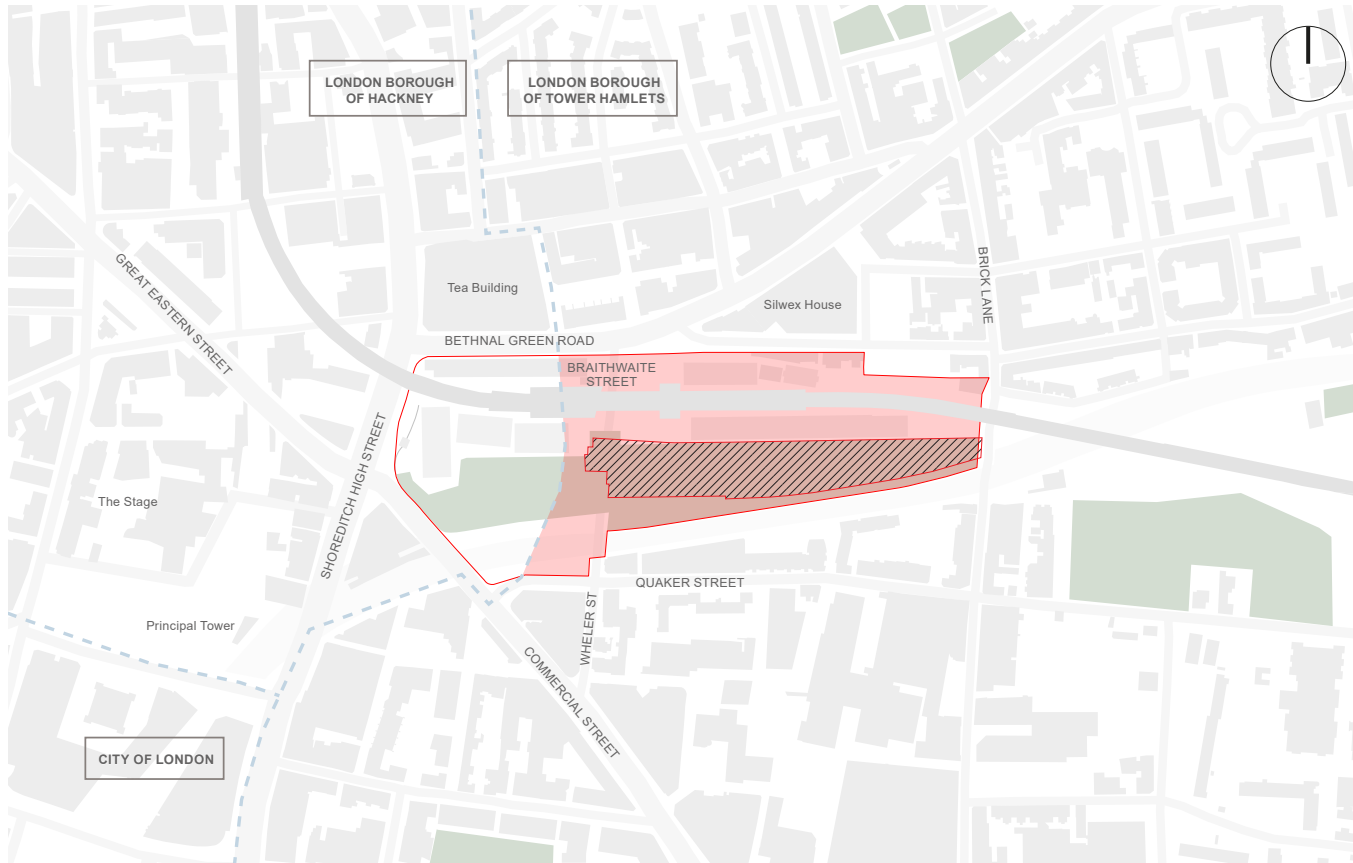


Fig 1.4.6: Plan showing Application 1 - London Borough of Hackney

- Application Outline Boundary
- - - Borough Boundary
- London Borough of Hackney
- ▨ Listed Building Application
- ▤ Full details submitted



- Application Outline Boundary
- - - Borough Boundary
- London Borough of Tower Hamlets
- ▨ Listed Building Application

#### 1.4.15 Application 2

An application for the comprehensive mixed-use development of the site, within the London Borough of Tower Hamlets (LBTH) with all matters reserved for the following uses:

- Residential (Class C3);
- Business Use (Class B1);
- Retail, financial and professional services, restaurants and cafes (Class A1, A2, A3 and A4);
- Hotel (C1)
- Non-residential Institutions clinics, cultural use (Class D1);
- Assembly and Leisure (Class D2);
- Public conveniences (sui generis);
- Ancillary and plant space;
- Basement;
- Formation of new pedestrian and vehicular access and means of access and circulation within the site;
- Provision of new public open space and landscaping.

Full details to be submitted for Plot 7 (b-d) alongside a Listed Building Application for the Restoration and repair of the existing Grade II listed Braithwaite Viaduct and adjoining structures for proposed Class A1/A2/A3/A5 retail use at ground level. Structural interventions proposed to stabilise London Road structure, formation of new shopfront openings, installation of new means of public access up to park level. Consent is also sought for removal of a section of non-listed barrel vault along Braithwaite Street to allow for service access to buildings 2 and 8.

Refer to chapter 6.2 “Ground Floor and Retail Strategy” for detail of the proposals.



## 1.4.16 Listed Building Consent & Full Details

The listed structures on the site, within Plot 7 (a-d) include the grade II listed forecourt wall and gates to old Bishopsgate Goods Station and the grade II listed Braithwaite Viaduct. The former was listed in February 1975 while the latter was listed in 2002, at a time when the redevelopment of The Goodsyard site was first proposed.

There are also a number of unlisted heritage structures on the application site and which form part of the setting of the listed structures. These include the later addition viaduct arches to the south of the Braithwaite Viaduct and the continuation of these to the west of Wheler Street. Also included are the remaining stretches of boundary wall of the former Goodsyard to the south, north and south-west of the site, the former Mission Room to the north and the Weavers' Cottages, both addressing Sclater Street. The termination of the unlisted structures, in the form of a stock brick wall on Brick Lane also should be considered as part of the unlisted heritage structures on the site. The former Mission Room and Weavers' Cottages form elements of the Fournier Street Conservation Area and as such form part of a designated heritage asset. That is, one that enjoys statutory protection in a similar way to the listed buildings that form part of the site.

The vast majority of surviving structures are unlisted but are considered to make valuable contribution to the setting of the listed structures. The proposals seek to restore and make accessible the unique heritage of the site where possible.

Refer to 'Section 6.0' for detail of the proposals and to the Heritage Statement for full justification and analysis of the listed structures.

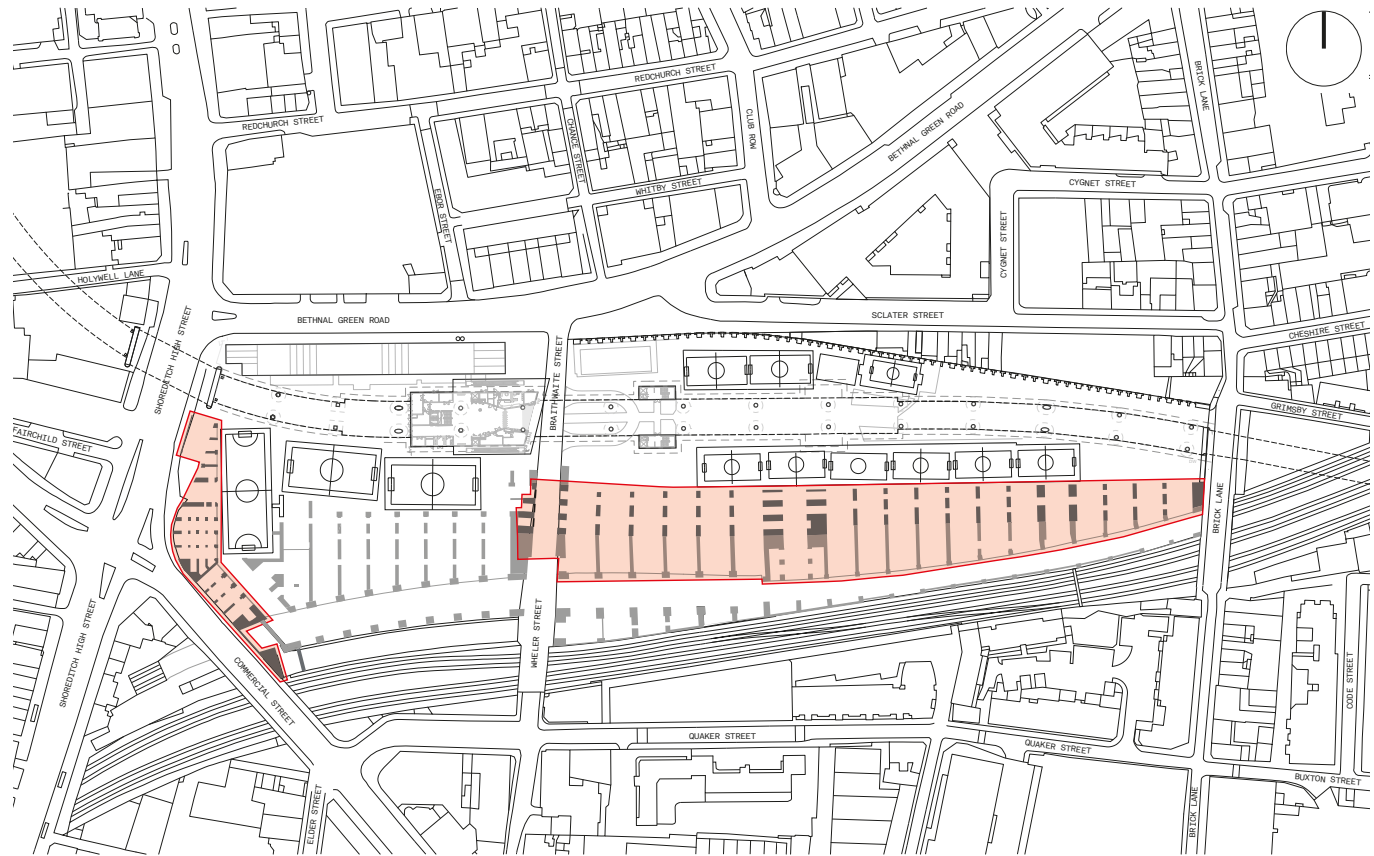


Fig 1.4.7: Listed Building Application overview

- Listed Building Application extent
- - - Borough Boundary
- Listed arches
- Non-listed arches

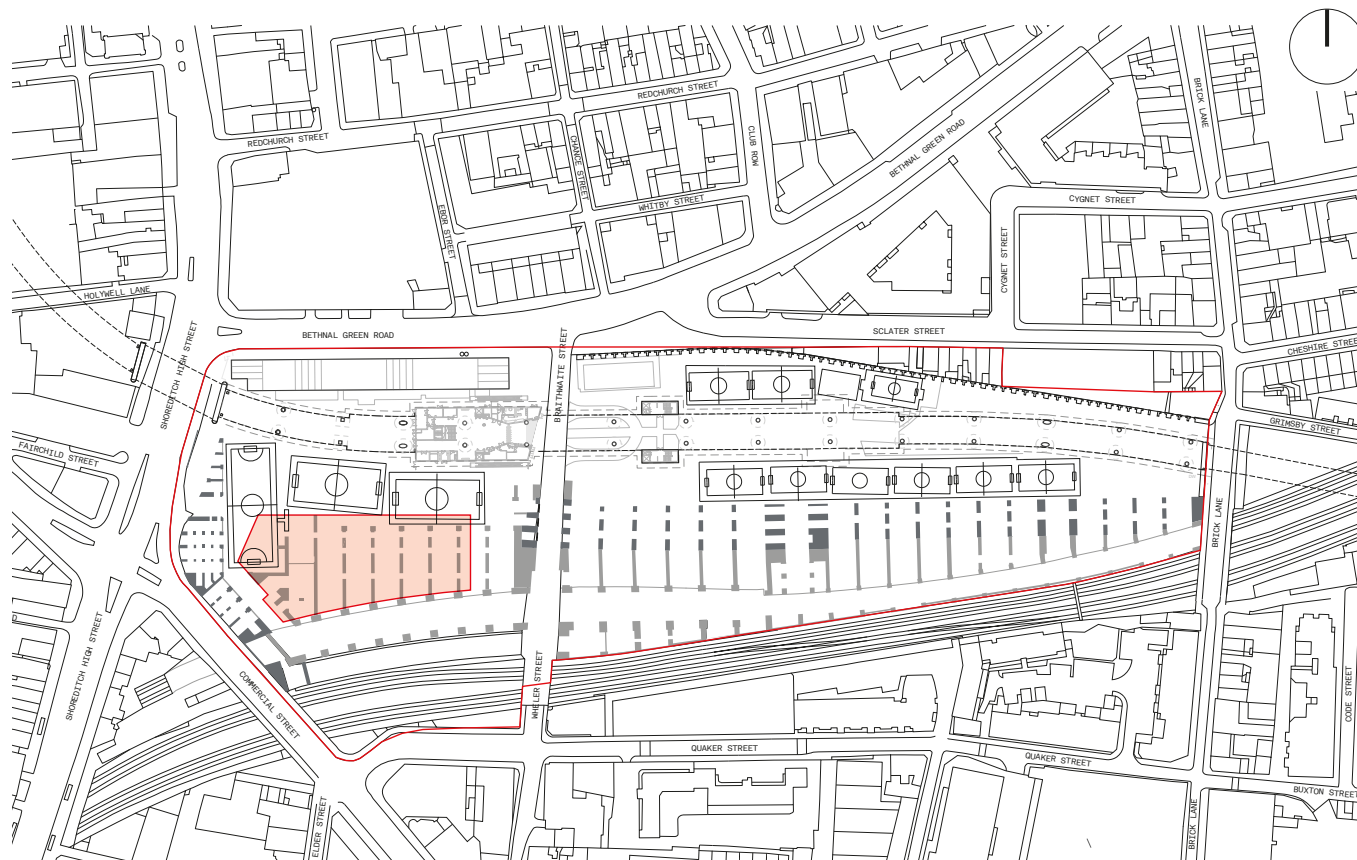


Fig 1.4.8: Full details submitted

- Full details submitted
- - - Borough Boundary
- Listed arches
- Non-listed arches

#### 1.4.17 Full Details

Full details are to be submitted for building plot 2 which is located within the LBH to the east of the Grade II listed forecourt walls, gates and Oriel Gateway. The application is aligned with Historic England's (HE) Tall Buildings advice note 4 (TBAN). The proposals for plot 2 have been discussed and presented to the GLA, LBH, LBTH and Historic England. Paragraph 4.2 within the TBAN identifies that submission of fulls details will provide enough information for the Local Planning Authority to assess the impact and planning merits of the proposal. Section 6.3 of this DAS describes and demonstrates the high quality urban design and architecture, providing evaluation and demonstration of the buildings sensitive approach to the heritage assets and their settings. The application is supported by an Environmental Statement (ES), where a careful assessment of cumulative impacts in relation to immediate, intermediate and city-wide contexts is described in more detail.



## 1.5 APPLICATION HISTORY AND TIMELINE

The following section introduces the planning history for the Bishopsgate Goodsyards project.

### 1.5.1 Planning History:

The site has been the subject to a number of previous planning applications and planning permissions. An overview of the more recent relevant planning applications relating to the site for each Borough is set out in chronological order below.

### 1.5.2 2002:

The Braithwaite viaduct listed as Grade II by Historic England, due to its association with an important phase of railway development and bridges the period between distinct canal and later distinct railway engineering forms.

The London Railway Heritage Society raises a judicial review against London Underground, who were due to demolish parts of the site to enable development of the London Overground.

Site acquired by the Joint Venture (JV).

### 1.5.3 2003:

Court of appeal decides in favour of the London Underground and demolition begins to enable construction of Shoreditch High Street Station to serve the London Overground.

### 1.5.4 2005:

Works to the London Overground line extension begin.

### 1.5.5 2008:

Public consultation by Boroughs for interim planning guidance for the site.

### 1.5.6 2010:

Interim Planning Guidance published.

### 1.5.7 2011-2012:

Land within LBTH; In 2011, planning permission was granted for the siting of 6 shipping containers for A1 use (in connection with approved temporary shopping facility on adjacent site in Hackney) for a period of up to 5 years (Ref. PA/11/01679).

In 2011, planning permission was granted for the use of part of the site as a marketing suite and Arts Hub unit for use as a public consultation / exhibition purpose (Use Class D1) for a maximum period of 5 years, car parking and provision of an access ramp (Refs. PA/11/02341 & PA/11/02246). This permission was not implemented.

In 2012, planning permission was granted for the temporary use of vacant unused land for a football centre (Use Class D2) comprising 8 five-a-side and 2 seven-a-side floodlit all-weather football pitches and supporting ancillary facilities (Ref. PA/12/02014).

Land within LBH; In 2011, planning permission was granted for the installation of 55 recycled shipping containers for part A1, A3 and B1 use together with a further 8 shipping containers for ancillary storage, refuse, recycling and cycle parking along with hard landscaping for a temporary period of up to 5 years (Ref. (2011/0255)). Planning permission was granted in May 2018 for the retention of Boxpark until 31.05.21.

In 2012, planning permission was granted for the temporary use of vacant unused land as a football centre (Use Class D2) comprising 8 five-a-side and 2 seven-a-side floodlit all-weather football pitches and supporting ancillary facilities (Ref. 2012/2053).

### 1.5.8 Planning application 2014 onwards:

The application was originally submitted on the 21st July 2014 to both LBH and LBTH for determination. Following further consultation with LBH and LBTH an Amended Scheme was submitted in August 2015.

On 15th September 2015 the former Mayor received a request to become the local planning authority for the purpose of determining two planning applications at the Bishopsgate Goods Yard site in the LBH and LBTH. On 23rd September 2015, having considered a report on the case, the former Mayor notified LBH and LBTH that he would act as the local planning authority for the purposes of determining the planning applications. The Stage 3 report was published on 8th April 2016 and a public representation hearing was due to be held in April 2016 for the former Mayor to determine the applications. However, following a request from the Applicant to defer the representation hearing in order to work with GLA officers to satisfactorily address the concerns raised, the former Mayor decided to defer the representation hearing.

Since that time, the Applicant has been working with the officers at the GLA, the Boroughs and other Statutory consultees with regard to the submission of amendments to the current planning applications for determination by the current Mayor.

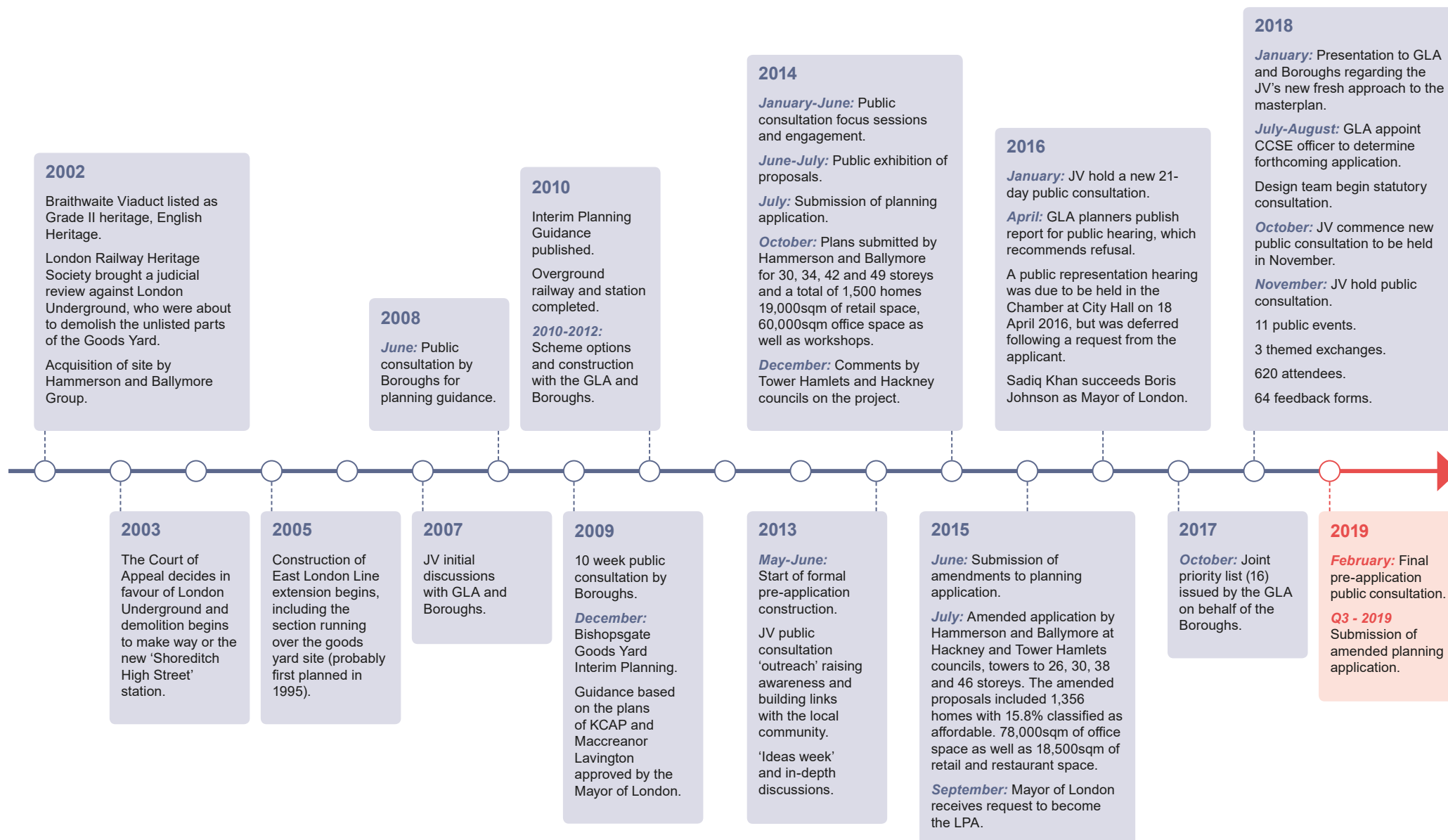


Fig 1.5.1: Timeline of site history



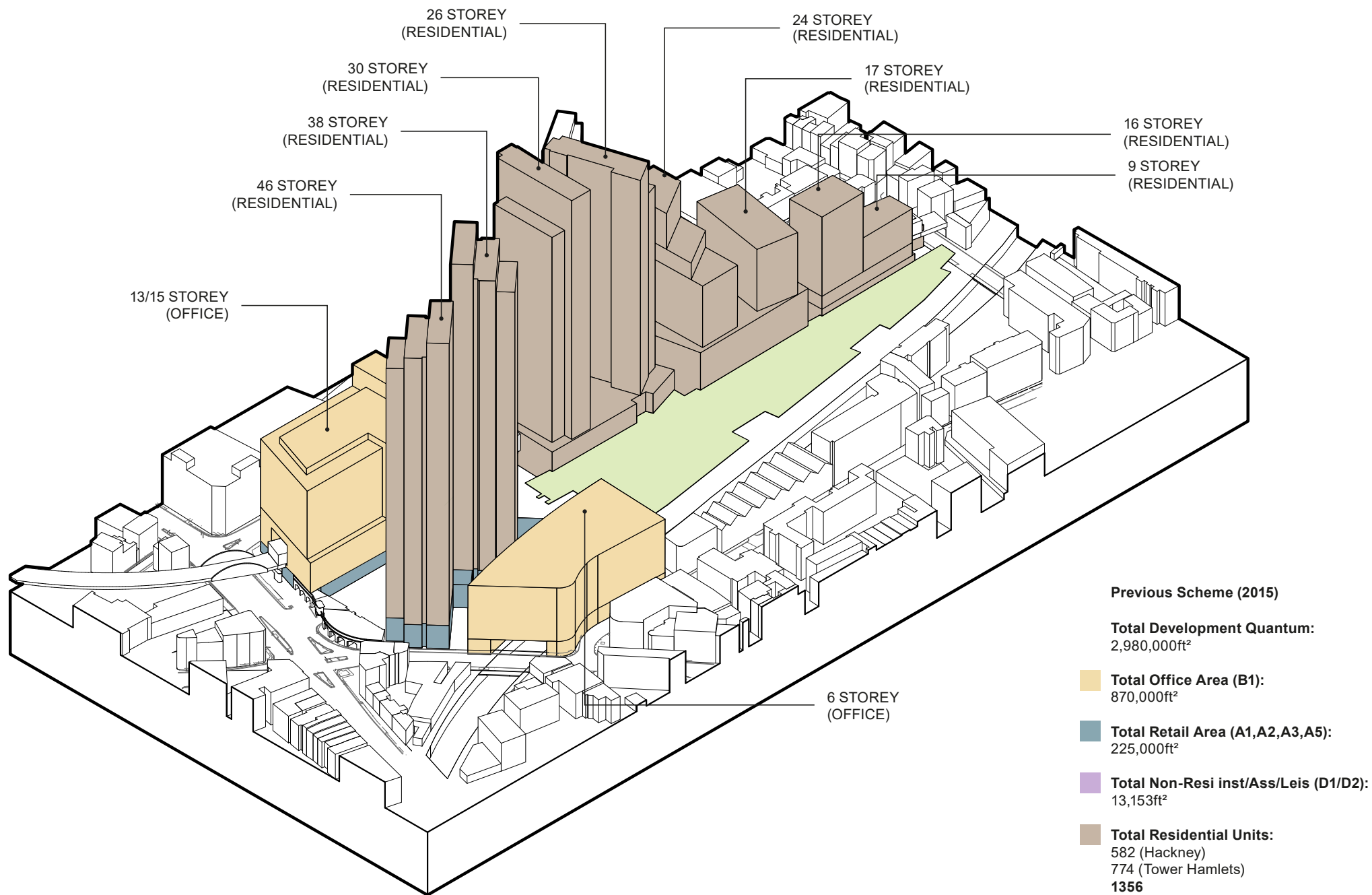


Fig 1.5.2: 2015 Submitted Scheme Axonometric, view from south west

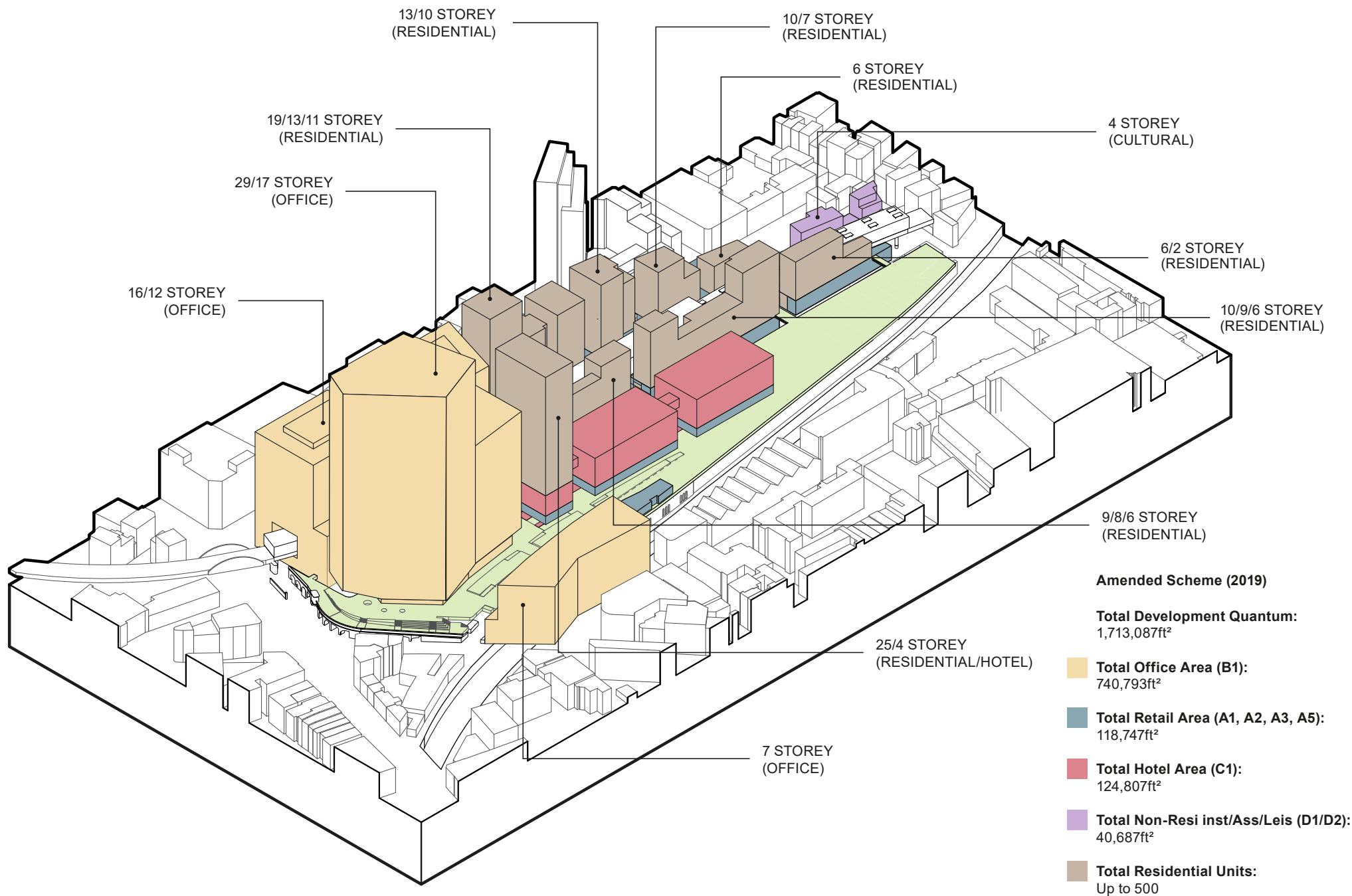


Fig 1.5.3: 2019 Amended Scheme Axonometric, view from south west



## 1.6 POST SUBMISSION FEEDBACK

In 2017 the JV received a joint response letter from the GLA and both Boroughs highlighting 16 key priorities to be considered prior to the re-submission of the masterplan. The sixteen points are listed opposite. Before this, in January 2016, the JV also received Stage 3 feedback which is summarised on the opposite page.

This revised iteration of the masterplan aims to respond where appropriate to each of the points, but moreover develops a framework through which all concerns can be addressed enabling the proposals to gain support of community, stakeholders and consultees. The JV are confident that having listened and considered the feedback received, that the revised proposals attend to issues raised by statutory and non-statutory stakeholders and present a development format that can achieve necessary approvals and be delivered for the benefit of all.

### Joint Borough Priorities for Future Amendments of Replacement Application

1. Re-open the viability assessment in a transparent way, having regard to the Mayor of London's Housing & Viability Supplementary Planning Guidance, Tower Hamlets' emerging Viability SPD, and Hackney's Development Viability Guidance Note. The viability should be assessed on an Existing Use Value plus premium approach, with an independent review.
2. Deliver a minimum of 35% affordable housing on-site, having regard to BNP Paribas' 2015 independent assessment of viability, and the future findings of a re-opened viability assessment consistent with this methodology. There should be a fair and reasonable split of affordable housing between the administrative areas of the two Boroughs.
3. The development should provide a mixed use development which strikes a positive and appropriate balance between optimising housing numbers and maximising employment space.
4. The maximum feasible amount of employment space should be provided, to meet the strategic employment function of the Central Activities Zone, City Fringe, Hackney Priority Employment Area, and wider Tech City. At least 10% of employment space to be affordable.
5. The provision of publicly accessible open space must be truly accessible to all. The publicly accessible open space should be usable, meaningful and well lit space which is integrated with the wider development.
6. The development should provide community facilities that would help to deliver a 'Local or Neighbourhood Presence' for Tower Hamlets and Hackney, which could include space for access to employment services or initiatives.
7. The development should provide space for indoor sport and recreation.
8. The proposed development must be of excellent architectural design.
9. The proposed towers must integrate into and make a positive contribution to the existing townscape. There should be a design away from the previous procession of towers, with a reduction in the overall number of towers and increase in separation distances in order to avoid an overbearing impact on townscape, surrounding neighbouring amenity and substantial harm to heritage assets.
10. The proposals for Plots F & G must be of exceptional high quality design, with slender profiles and proportions with a design-led approach to height. The proposals should have a minimal impact on sensitive views and heritage assets including the Tower Bridge World Heritage Site as well as the Elder Street, Brick Lane/Fournier Street, Boundary Estate and Redchurch Street conservation areas, whilst complementing local character.
11. The overall height of buildings A and B should be reduced in order to be compatible with the local context, including the Tea Building, whilst ensuring there would not be unacceptable impacts on neighbouring amenity in terms of daylight, sunlight and sense of enclosure.
12. The development should not result in direct and substantial harm to the setting of the listed Oriel Gate and Braithwaite Viaduct by virtue of the location, plot coverage, massing, height and design of the main buildings.
13. The proposal should align with the existing urban grain to provide permeability and legibility including a secondary east-west link to better reveal the significance of the grade II listed arches along the norther edge of the Braithwaite Viaduct.
14. The impact on sunlight/daylight should be minimised with an updated assessment undertaken, balanced against a pragmatic approach which recognises the existing open nature of the site in order to achieve acceptable levels of retained light.
15. The detailed proposals for the listed Oriel Gate and associated structures should not result in direct and substantial harm to this designated heritage asset.
16. The development should achieve Air Quality Neutral standards.

Fig 1.6.1: Joint Borough Priorities for Future Amendments of Application

## GLA, Stage 3 feedback

### North-East Corner of the Site

- The density, height, massing and layout of the scheme are not appropriate as these factors result in significant building mass along Sclater Street that drives the majority of the unacceptable impacts.
- IPG seeks to avoid a “wall of development” and the impacts associated with this.
- Reference to medium scale buildings to east of Braithwaite Street to be delivered without harming neighbouring amenity.
- However, locating tall and bulky buildings along the northern edge of the site in Plots C and D produces significant overshadowing of Bethnal Green Road and Sclater Street and creates challenges relating to impact on local amenity, particularly daylight and sunlight levels, with significant impacts on a number of neighbouring properties.
- Tight building configuration is not a reason to justify the level of impact. should be addressed through design, accepting the particular constraints of the site and its central location

### Density

- The proposals would have a density significantly higher than the range indicated in the London Plan.
- The site has the potential for high density development but in this instance the density proposed may partially be driving the unacceptable harm caused to neighbouring amenity. The proposed density is likely higher than that which could be considered to optimise development and is therefore

inconsistent with the development plan.

- The density, height, massing and layout are not appropriate as these factors result in the development along Sclater Street that drives the majority of the unacceptable impacts.

### Phoenix Street

- There remains a design concern regarding Phoenix Street and the potential for the space to become a magnet for anti-social behaviour.
- Phoenix Place will lack sufficient active frontage to generate pedestrian activity or provide passive surveillance.
- This could be achieved along Phoenix Place by creating shallow retail units within the arches and along Plot K, making it feel safer and more inviting. Moving the stairs further east, reducing the extent to which this route is covered, would also improve its quality and needs to be considered. A combination of these measures would ensure Phoenix Place becomes an important element of the schemes wider public realm network, providing good quality east-west permeability and would help justify the removal of the listed Oriel structure.

### Demolition of the Listed Wall

- Negative heritage impacts include substantial harm to the Oriel gateway (by demolition of the listed wall).
- In addition, the demolition of a listed asset is not covered by the current listed building consent application.

### Employment Provision

- The proposed development is not strictly employment-led, although overall the balance of employment and residential uses on the site is considered reasonable and acceptable in the whole-site context.

### Daylight & Sunlight Impact

- To address daylight / sunlight concerns, a scheme would have to have significantly less height and massing along the north-eastern edge of the site in particular. This would in turn lessen many of the heritage impacts identified.
- The proposed development does not accord with the development plan in terms of neighbourhood amenity impacts, specifically daylight/ sunlight.
- Majority of impacts are caused by the development proposed along the southern edge of Sclater Street and to a lesser extent by Plot K
- A reduction in height and massing would lessen the heritage impacts and the balance of harm to heritage assets and public benefit would likely to change in a positive way.



## 1.7 CURRENT DESIGN TEAM

The JV appointed a team of architectural designers and a landscape architects to work together on the amended proposals for this site. This creates a 'work of many hands' philosophy which delivers:

- Variety and diversity across the development
- A critique of the masterplan
- Assistance in the formulation of the design guidelines

The client appointed the following practices to deliver the scope noted below:

Application Type	Plot No.	Consultant
Outline Planning Consent	Masterplan	FaulknerBrowns Architects
Outline Planning Consent	Plots 4, 6, 7 (e), 8, 10 and 11	FaulknerBrowns Architects
Outline Planning Consent	Plots 1 & 3	BuckleyGreyYeomen Architects
Outline Planning Consent	Plot 5	Chris Dyson Architects
Listed Building Consent	Plot 7 (a-d)	FaulknerBrowns Architects
Full Details	Plot 2	Eric Parry Architects
	and Plot 7 (a-d)	FaulknerBrowns Architects



Fig 1.7.1: Design collaboration

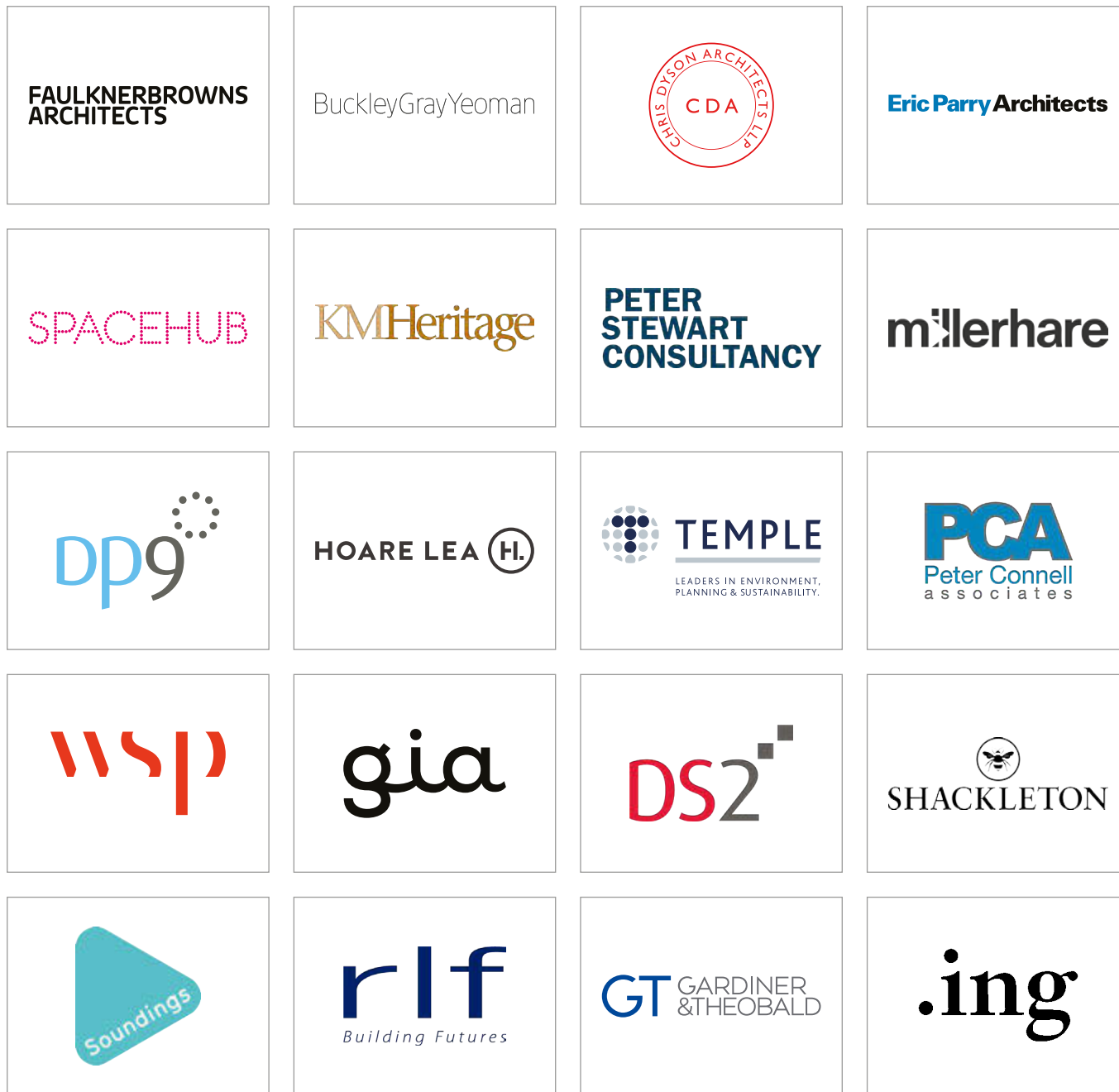


Fig 1.7.2: Client appointed architectural practices and landscape designer

Executive Masterplanner	FaulknerBrowns Architects
Plots 4, 6, (part) 7, 8, 9, 10 and 11 (outline)	FaulknerBrowns Architects
Plots 1 & 3 (outline)	Buckley Gray Yeoman Architects
Plot 5 (outline)	Chris Dyson Architects
Weavers' Cottages (outline)	Chris Dyson Architects
Plot 7 (LBC)	FaulknerBrowns Architects
Plot 2 (detail)	Eric Parry Architects
Master Landscape Architect	Spacehub
Heritage Consultant	KMHeritage
Townscape Advisor	Peter Stewart Consultancy
Townscape Views	Miller Hare
Planning Consultant	DP9 Ltd
Services Engineer	Hoare Lea
Sustainability Consultant	Hoare Lea
Environmental Consultant	Temple
Access Consultant	Peter Connell Associates
Transport Consultant	WSP
Daylight and Sunlight Consultant	GIA
Affordable Housing consultant	DS2
Retail agent	Shackleton Property
Community Engagement Consultant	Soundings
Facade Consultant (detail only)	Hoare Lea
CDM (detail only)	Robinson Low Francis
Quantity Surveyor	Gardiner and Theobald
Fire Consultant	Hoare Lea
PR Consultants	ING



# 1.8 DESIGN PROCESS

## 1.8.1 Design Process

The Design Team have worked with the GLA, the London Borough of Hackney and the London Borough of Tower Hamlets, other stakeholders and the local community to define the masterplan objectives for the site. A non-exhaustive summary list of some of the stakeholders consulted are indicated on the adjacent table and consultee lists below:

## 1.8.2 List of Statutory Consultees

- GLA
- London Borough Tower Hamlets
- London Borough Hackney
- Mayor Biggs (LBH)
- Mayor Granville (LBTH)
- TfL
- Met Police Designing out Crime officer
- Met Police CTSA officer
- Historic England

## 1.8.3 Other Consultees

- Tenants and Residents Associations (A)
- Community Interest Groups (B)
- Community Groups and Local Facilities (C)
- Young People (D)
- Business Associations (E)
- Further and Higher Education (F)
- Schools (G)
- Faith (H)
- Arts and Culture (J)
- Markets (K)
- Safety (L)

### Tenants' and Residents' Associations

Boundary Neighbourhood Group - A1 [D,2]  
Burhan Uddin House TA - A2 [C,4]  
Chicksand East TRA - A3 [G,5]  
Cloisters Residents' Association - A4 [D,5]  
Columbia TRA - A5 [D,1]  
East End Homes [not on map]  
Gascoigne Neighborhood Association - A6 [D,1]  
Gateway Housing Association - A7 [D,4]  
Hackney Homes [not on map]  
Holland Estate Management Board - A8 [D,6]  
Jesus Hospital Estate RA [not on map]  
North Brick Lane RA - A9 [E,3]  
Princelet Street TA [not on map]  
Providence Row HA [not on map]  
Shahjalal Estate TA - A10 [G,4]  
Spelman Street TA - A11 [E,5]  
Spitalfields Market RA - A12 [C,5]  
Spitalfields HA - A13 [D,4]  
St George's Residents' Association - A14 [C,5]  
Tower Hamlets Community Housing [not on map]

### Community Interest Groups

Columbia Neighbourhood Action Group [not on map]  
Concerned Residents of Spitalfields - B1 [D,5]  
Conservation Area Design Advisory Panel (CADAP) [not on map]  
Friends of Arnold Circus - B2 [D,2]  
Friends of Christ Church - B3 [D,6]  
Hackney Society [not on map]  
Hackney Solidarity Network [not on map]  
JAGO Action Group - B4 [C,3]  
OPEN Shoreditch - B5 [D,3]  
SAVE Britain's Heritage [not on map]  
Shoreditch Community Association - B6 [B,3]  
Society for the Protection of Ancient Buildings (SPAB) - B7 [C,5]  
Spitalfields Community Group - B8 [D,5]  
South Shoreditch Conservation Area Panel [not on map]  
Spitalfields Society - B9 [D,5]  
More Light More Power [not on map]

### Community Groups and Local Facilities

APASENTH - C1 [G,5]  
Artizan Street Library & Community Centre - C2 [C,7]  
Bangladeshi Welfare Association - C3 [E,5]  
Bangladesh Youth Movement Women's Centre and Youth Centre - C4 [G,7]  
Boundary Estate Community Laundrette - C5 [C,2]  
Brady Centre (& projects) - C6 [G,5]  
Breaking Barriers - C7 [A,3]  
Brick Lane Circle - C8 [E,5]  
Chinese Association of Tower Hamlets [not on map]  
Choice In Hackney - C9 [B,1]  
Community Matters [not on map]  
Hanbury Centre - C10 [C,2]

Healthwatch [not on map]  
HEBA Women's Project - C11 [E,4]  
Jagonari Women's Education Resource Centre - C12 [G,6]  
Kobi Nazrul Community Centre - C13 [E,5]  
Local Giving - C14 [C,3]  
Map Squad - C15 [F,5]  
Mossada Centre for Single Women - C16 [D,5]  
Nomadic Community Gardens of Brick Lane - C17 [F,4]  
Osmani Trust - C18 [G,5]  
Oxford House [not on map]  
Providence Row - C19 [E,6]  
Salvation Army - Booth House - C20 [G,6]  
Senior Citizens' Society (Spitalfields) - C21 [D,7]  
Shoreditch Citizens [not on map]  
Shoreditch Masjid Trust Islamic Educational & Cultural Community Centre - C22 [D,3]  
Shoreditch Trust [not on map]  
Somali Education and Cultural Project [not on map]  
Somali Integration Team [not on map]  
SOUL (Youth & Elders) - C23 [F,6]  
Spitalfields City Farm - C24 [F,4]  
Spitalfields Crypt Trust - C25 [C,2]  
Spitalfields Development Trust - C26 [D,5]  
St Hilda's East Community Centre (& groups) - C27 [D,3]  
Sundial Centre [not on map]  
St Margaret's House Settlement (inc. Tower Hamlets University of the Third Age) [not on map]  
The Architectural Heritage Fund - C28 [C,5]  
The East London Citizens Organisation (TELCO) [not on map]  
Tower Hamlets Pensioners Forum [not on map]  
Toynbee Hall (& projects) - C29 [E,7]  
Weavers Community Space - C30 [G,3]  
Whitechapel Citizens' Advice Bureau - C31 [F,6]  
Volunteer Centre Tower Hamlets - C32 [D,6]

### Schools

Al-Azhar Primary School - G1 [G,7]  
Allen Gardens Playgroup - G2 [E,4]  
Bethnal Green Academy - G3 [E,1]  
Bridge Academy [not on map]  
Broadgate Nursery - G4 [B,4]  
Canon Barnett Primary School - G5 [E,7]  
Central Foundation Boy's School - G6 [A,3]  
Christ Church CofE School - G7 [E,6]  
Columbia Market Nursery School - G8 [D,1]  
Elizabeth Selby Infants School - G9 [G,1]  
Haggerston School [not on map]  
Keen Students School - G10 [G,5]  
London East Academy and Muslim Centre - G11 [F,6]  
Oaklands Secondary School - G12 [G,2]  
Osmani Primary School - G13 [G,5]  
St Anne's RC Primary School - G14 [F,4]  
St Matthias C of E School - G15 [E,3]  
St Monica's Primary School - G16 [B,1]

Swanlea School [not on map]  
Thomas Buxton Junior & Infants School - G17 [G,4]  
Virginia Primary School - G18 [D,2]  
Weavers Community Nursery - G19 [G,3]  
William Davis Primary School - G20 [F,3]

### Business Associations

Bangla Town Restaurants Association - E1 [E,4]  
Brick Lane Traders' Association - E2 [E,6]  
Business Junction - E3 [B,2]  
Columbia Road Traders' Association - E4 [D,1]  
East End Trades Guild [not on map]  
East London Business Alliance [not on map]  
East London Small Business Centre - E5 [E,7]  
Independent Shoreditch [not on map]  
Momentum Project [not on map]  
Perseverance Works - E6 [C,1]  
Spitalfields Market Retailers & Traders Association - E7 [C,5]  
Spitalfields Small Business Association - E8 [F,6]  
Tech City Investment Organisation [not on map]  
Tower Hamlets Education & Business Partnership - E9 [D,6]  
Truman Brewery - E10 [E,4]  
Local businesses and traders neighbouring the site [various locations]

### Further and Higher Education

Bangladeshi Students Association - F1 [G,5]  
Bethnal Green Institute of Adult Education - F2 [F,2]  
Bethnal Green Training Centre - F3 [F,5]  
Boundary Community School - F4 [D,2]  
Hackney Community College - F5 [B,1]  
London College of Fashion - F6 [B,3]  
London Metropolitan University (LMU) - Central House - F7 [E,7]  
LMU - Commercial Road - F8 [G,7]  
LMU - Goulston Street Campus - F9 [D,7]  
LMU - Whitechapel Street Campus - F10 [D,7]  
Tower Hamlets College [not on map]

### Arts and Culture

Art Against Knives [not on map]  
Arts For All - J1 [C,1]  
Betar Bangla Community Radio [not on map]  
Bishopsgate Institute & Library - J2 [C,6]  
Cultural Industries Dev. Agency (CIDA) - J3 [F,6]  
Eastside Educational Trust - J4 [C,1]  
Hoxton Hall [not on map]  
Kinetika - J5 [G,5]  
People Show Studio - J6 [G,1]  
Rich Mix - J7 [D,3]  
Rochelle School and Canteen - J8 [D,2]  
Shoreditch Town Hall Trust - J9 [B,2]  
Spitalfields Arts Facilities & Education Ltd. - J10 [F,6]  
Spitalfields Music - J11 [D,5]  
Swadhinata Trust - J12 [F,4]

The Complete Works - J13 [D,5]  
The Loading Bay Gallery - J14 [E,4]  
The TAB Centre - J15 [C,1]  
The Women's Library - J16 [D,7]  
Theatre Centre - J17 [B,1]  
Village Underground - J18 [C,3]  
White Cube Gallery - J19 [B,2]  
Whitechapel Gallery - J20 [E,7]  
Whitechapel Idea Store [not on map]

### Safety

Hackney Community & Police Engagement [not on map]  
Tower Hamlets Police & Community Safety Board [not on map]  
Safer Neighbourhoods Teams (SNT) - Hackney [not on map]  
SNT - Tower Hamlets - L1 [E,6]

### Young People

Atlee Youth & Community Centre - D1 [D,6]  
Columbia Youth Project - D2 [D,1]  
Davenant Centre - D3 [G,6]  
Eastside Education Trust - D4 [C,1]  
Futureversity - D5 [E,5]  
Go Think Big Hub - D6 [B,1]  
Hackney Youth Parliament / Tower Hamlets Young Mayors [not on map]  
No Boundaries [not on map]  
Osmani Youth Centre - D7 [G,5]  
Play Association Tower Hamlets [not on map]  
Raise Your Hands - D8 [C,3]  
Shoreditch and Stoke Newington Youth Forum [not on map]  
TES Youth - D9 [B,6]

### Faith

Brick Lane Mosque - H1 [E,5]  
Christ Church Spitalfields - H2 [D,5]  
East London Mosque and Muslim Centre - H3 [G,6]  
Fieldgate Street Great Synagogue - H4 [G,6]  
Sandys Row Synagogue - H5 [C,6]  
St Anne's RC Church - H6 [F,4]  
St Leonard's Church - H7 [C,2]  
St Matthew's Church - H8 [F,2]  
St Michael's Church - H9 [A,3]  
St Monica's Priory, Hoxton - H10 [B,1]  
The Good Shepherds Mission [not on map]

### Markets

Backyard Market - K1 [E,4]  
Boilerhouse Foodhall - K2 [E,4]  
Brick Lane Market - K3 [E,4]  
Columbia Road Flower Market - K4 [E,1]  
Cheshire Street Market - K5 [E,3]  
Hoxton Street Market [not on map]  
Petticoat Lane Market - K6 [C,7]  
Spitalfields Market - K7 [C,5]  
Sunday (Up) Market - K8 [E,5]  
Urban Food Fest - K9 [C,3]  
Whitechapel Market - K10 [G,6]

Fig 1.8.1: Stakeholder map key

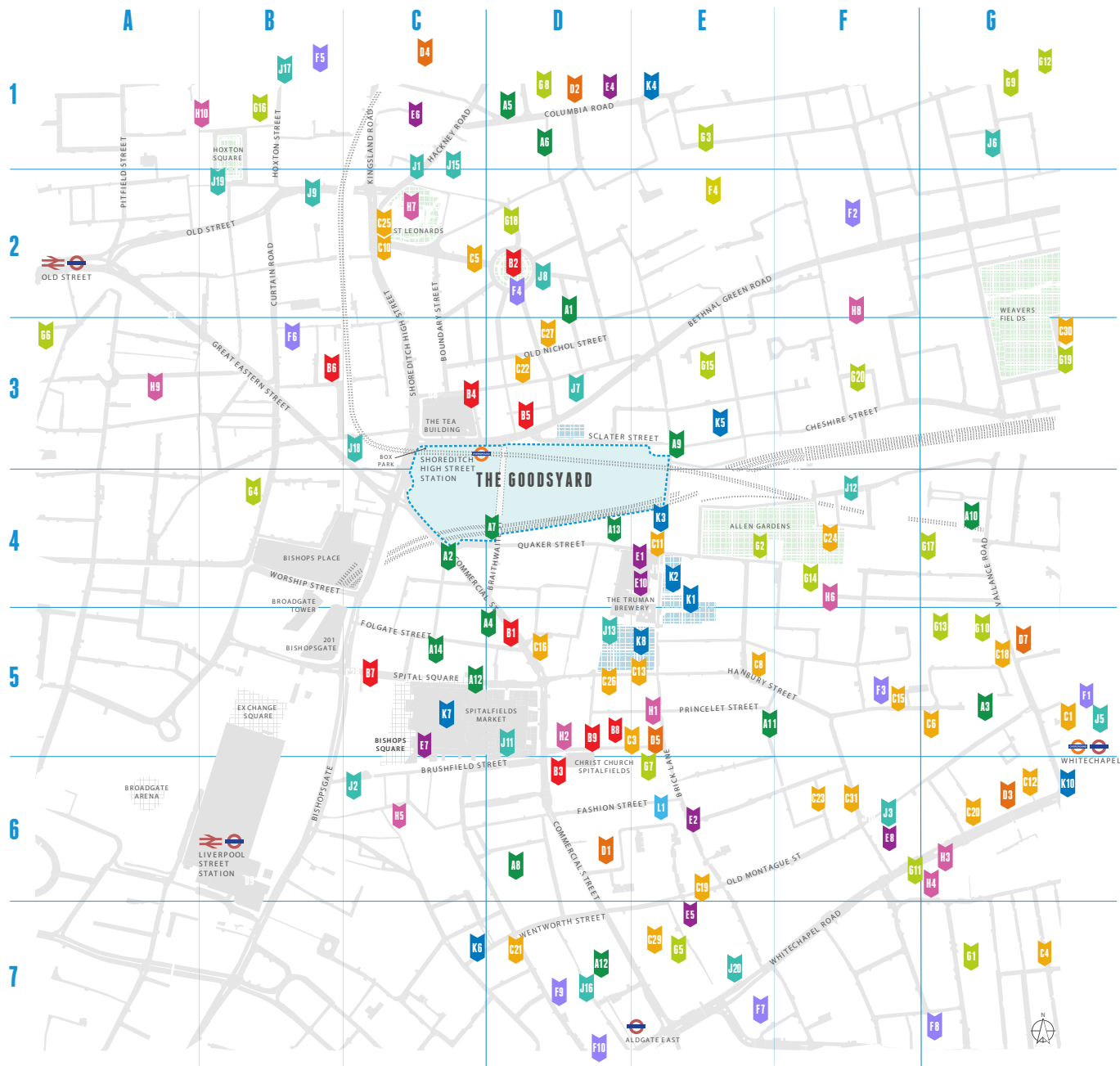


Fig 1.8.2: Stakeholder map of consultees

## 1.9 CONSULTATION

### Introduction

During the process of formulating the amended proposals, the JV has given great importance to early and continuous engagement with local interest groups, residents and other stakeholders. It is hoped that this approach has been the start of a close relationship between The Goodsyrd development team and the local community. The intent is that this working relationship will continue long into the future, and stimulate a feeling of collective ownership of the spaces and places in the new development. This approach also reflects national planning policy and good practice advice. In this context the NPPF (paragraph 188) states that:

*“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”*

National Planning Practice Guidance (NPPG) also provides further guidance on this issue and notes that pre-application engagement is a collaborative process between an applicant and other parties which may include:

- The Local Planning Authority;
- Statutory and non-statutory consultees;
- Elected members; and
- Local people.

The JV identified three key objectives for their consultation strategy:

- Providing information - to provide information about the proposals to as many people as possible, and ensure that hard-to-reach groups are aware of the plans;

- Gathering feedback - to receive feedback about the plans from stakeholders that is representative of the community and
- Responding to feedback - to carefully consider feedback, and assess where the responses we have received can influence the final proposals.

A summary of the Public Exhibitions, consultation with the GLA and Boroughs and key technical stakeholders is set out below. Further details regarding the wider consultation process, feedback and responses are set out in the Statement of Community Involvement (SCI) accompanying this application.

#### 1.9.1 Public Exhibitions

Initial outreach began in 2011, followed by extensive consultation between 2013 to 2015 engaging over 1,500 local people on the earlier proposals. This included a wide range of public events, regular newsletters, a steering group made up of local residents and a community liaison group. The consultation recorded the areas of most importance locally, setting community aspirations and tracking where the proposals had and hadn't met these, and why. The 2014 Statement of Community Involvement and 2015 Addendum provide a record of all earlier consultation and feedback and is available on the project website.

#### 1.9.2 November 2018

Eleven public events were held including, three themed exchanges. Across the event around 620 people attended and 74 provided feedback on forms provided.

#### 1.9.3 March 2019

In March 2019, further consultation was undertaken to share the updates to the masterplan that were made in response to the previous round of feedback. Four public exhibitions were held sharing the updated masterplan as well as a

3D model of the proposals. Two site tours were also held giving the community an opportunity to visit the site and understand the opportunities and constraints of the project. Across the March events, more than 200 people attended with 111 feedback forms received.

### Pre-Application discussions with the GLA and Boroughs on the Revised Scheme

The JV and planning representatives from the GLA and Boroughs have engaged in detailed pre-application discussions regarding The Goodsyrd proposals, meeting fortnightly from August 2018 up to submission of the Revised Scheme.

These meetings have enabled the JV to provide the necessary stakeholders at the GLA and Boroughs with regular progress updates, identify key issues, review the draft development proposals, agree the format of the application submission and provide feedback on the stakeholder engagement process.

To inform each meeting an agenda was agreed and draft information was provided in advance. Meeting notes were recorded for each meeting for the benefit of the participants but all discussions were held without prejudice to the views expressed by both parties.

As part of these pre-application discussions it was agreed that the JV, GLA and Boroughs would enter into a Planning Performance Agreement (PPA).

#### 1.9.4 Consultation with other Relevant Stakeholders

In addition to the extensive public engagement exercise and pre-application consultation with GLA and Boroughs, a significant number of political, technical and other stakeholders have been consulted on the proposals as set out in the Statement of Community Involvement.





Fig 1.9.1: Public Exhibition 2014

Fig 1.9.2: Public Exhibition, November 2018

Fig 1.9.3: Public Exhibition, March 2019

