



THE GOODSYARD

Design and Access Statement

September 2019 - Part 4 of 21



ballymore.



3.3 DESIGN EVOLUTION

3.3.1 Background

The following pages summarise the design evolution through 5 key stages which have taken place over a period of approximately 18 months, and respond to the Stage 3 report;

1. Testing the Concept (Jan - Sept '18)
2. Boroughs' and GLA feedback (Sept '18- April '19)
3. Post Consultation Design Evolution
4. Residential Optimisation (Nov '18- March '19)
5. Finalising the Proposals (Feb/March/April '19)

The initial approach was to explore the conceptual proposal in more detail and assess its strengths and weaknesses. This resulted in a series of refinements that were presented to the GLA and Borough's.

We received formal feedback from the Boroughs' and the GLA (including the respective design panels) leading to further refinement. This design development was then shared at public consultation in November 2018.

During the next phase of design evolution the team considered public comments, synthesizing public opinion. Regular consultation with the GLA's planning team, the Boroughs' planning officers, heritage officers and other stakeholders continued during this phase.

This iterative process has enabled the design team to make further refinements and coordinate a revised design proposal.

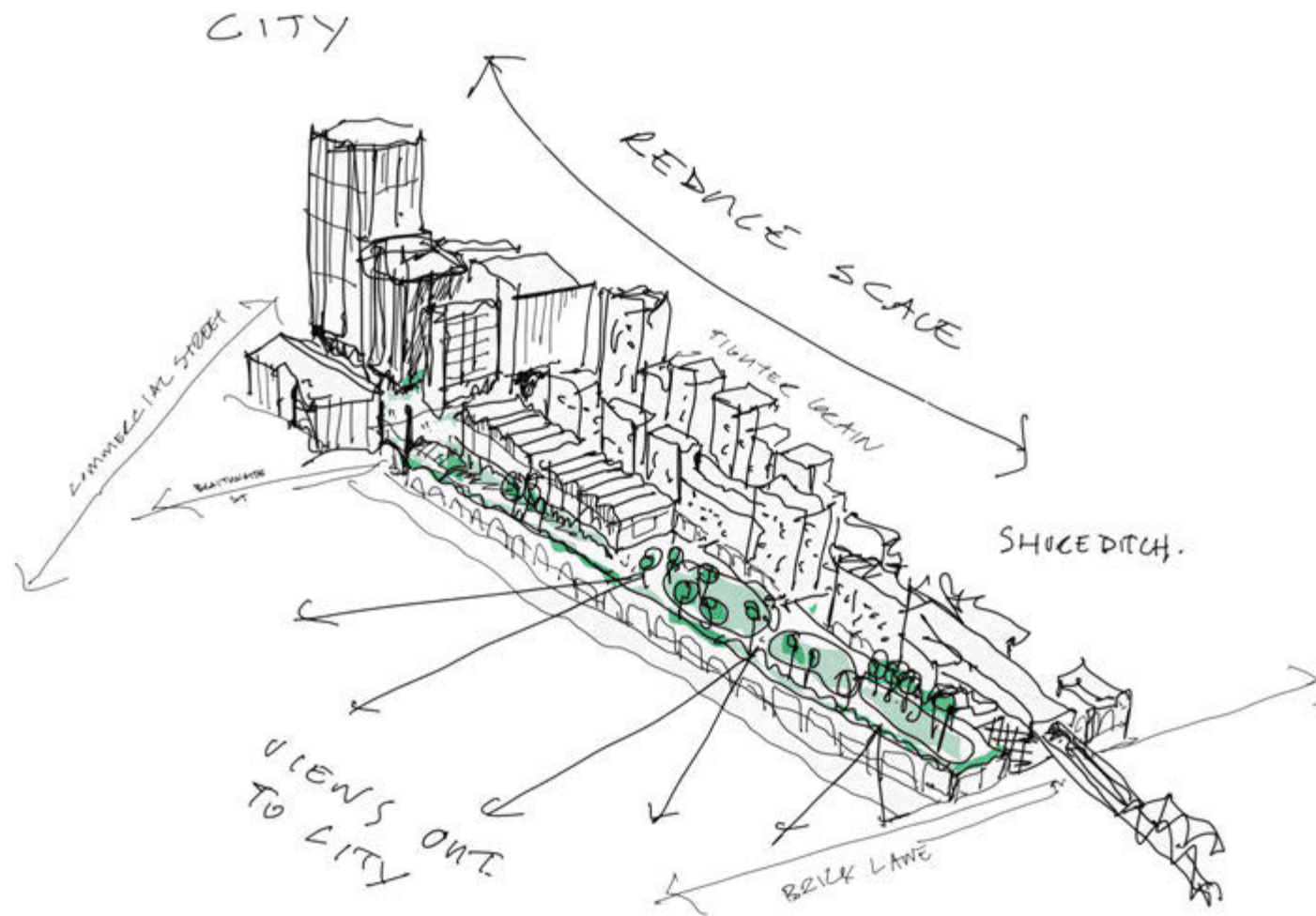


Fig 3.3.1: Sketch of the revised proposals for the Goodsyard

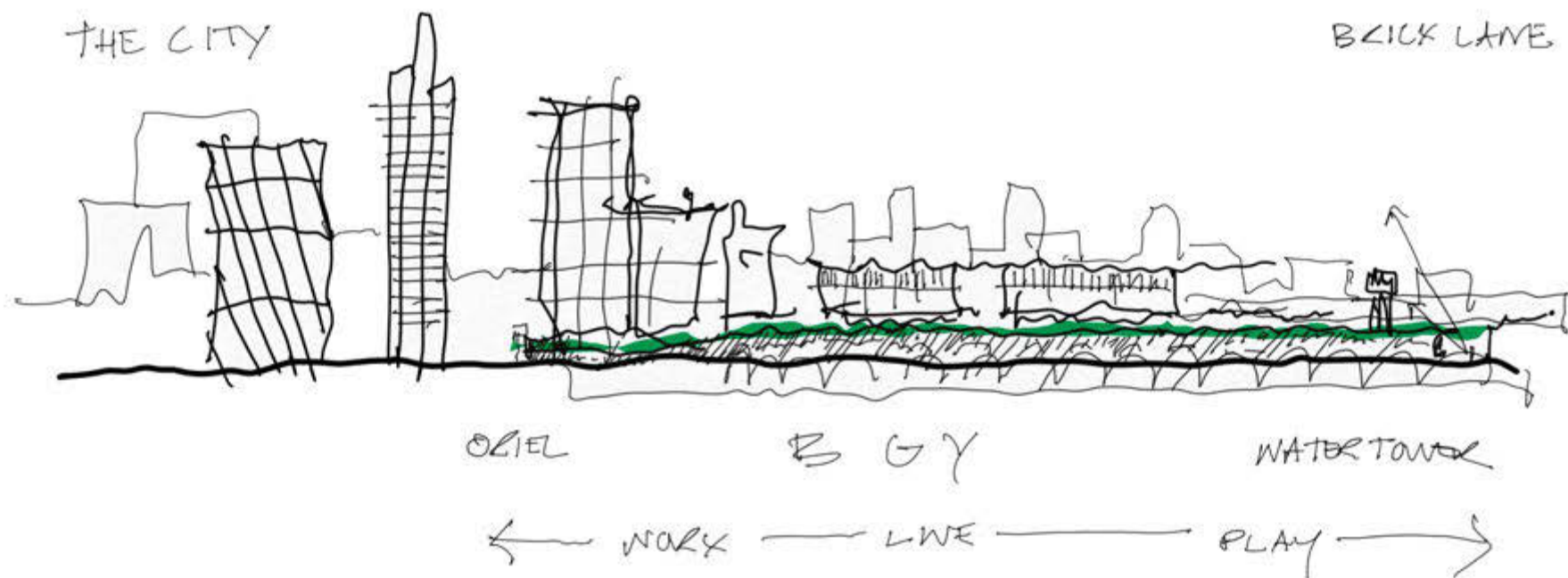


Fig 3.3.2: Sketch of the revised proposals for the Goodsyard

3.3.2 Testing the Concept

The concept design proposals facilitated testing of the revised brief and assessment of the developments deliverability, operational feasibility, townscape impact and infrastructure requirements.

On review the proposals appeared to respond well to much of the Stage 3 feedback received in 2016 following the 2015 application.

However further refinement was required in the following areas;

- Market testing of the office floor plates sizes.
- The relationship between the development and the Oriel Gateway was to be reviewed.
- The scale and number of blocks at platform level needed to be tested for the most appropriate use.
- The scale of the blocks on Sclater Street did not provide enough housing units and options to increase density were to be explored.
- The relationship between Plot 1 and the Tea Building was to be further reviewed.

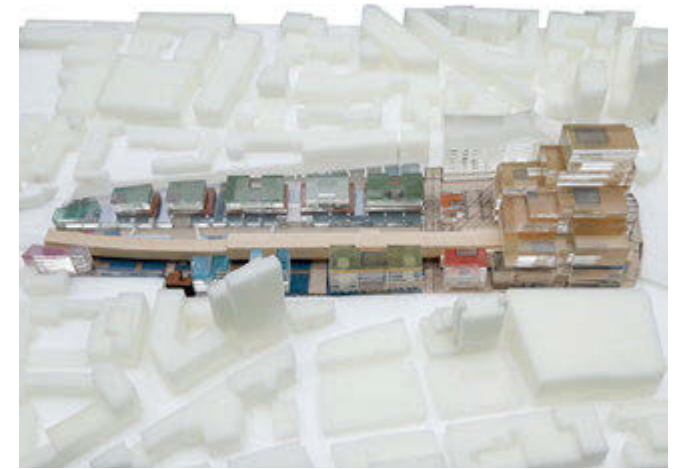


Fig 3.3.3: Physical model of design proposals

(Clockwise from top) View from south-east (Brick Lane); view from north (Hackney); view from south (Commercial Street); view from south-west (The City)

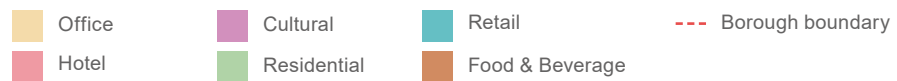
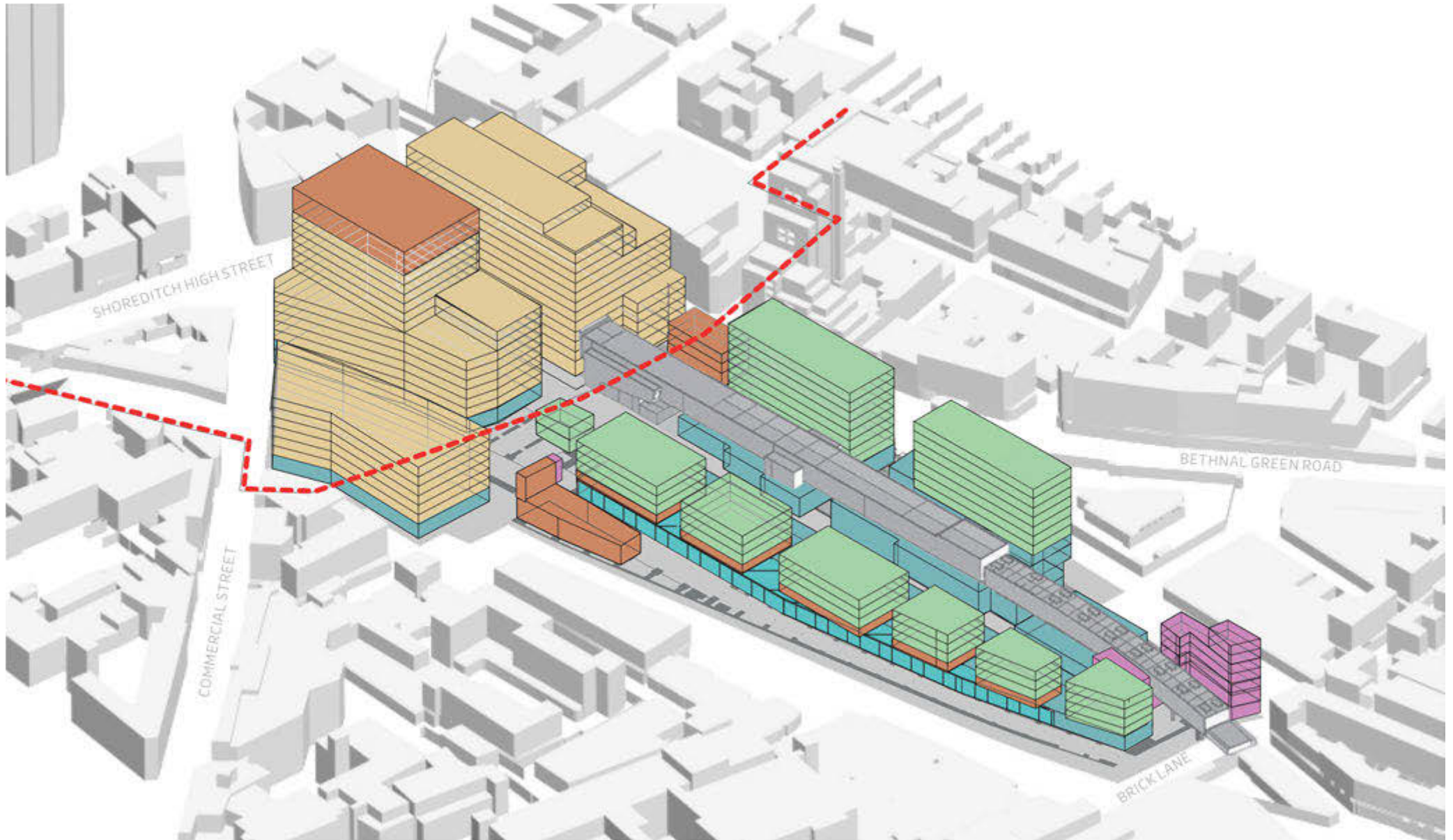


Fig 3.3.4: South west axonometric of the proposals at concept stage

3.3.3 MDA Review and GLA Feedback

The second phase of masterplan development sought to refine the concept design. This phase of design development brought forward the first illustrative designs for each of the development plots.

An iterative design process emerged. The output from this stage was to declare a masterplan that had a clear approach to all criteria set out at the previous stage. Priority was given to declaring a clear position on the developments impact on the townscape, integration with heritage, relationship to context and the approach to use and mix across the site.

The revised scheme was presented to the Mayors Design Advocates (MDA). The critique, discussion and formal feedback focused on the following areas:

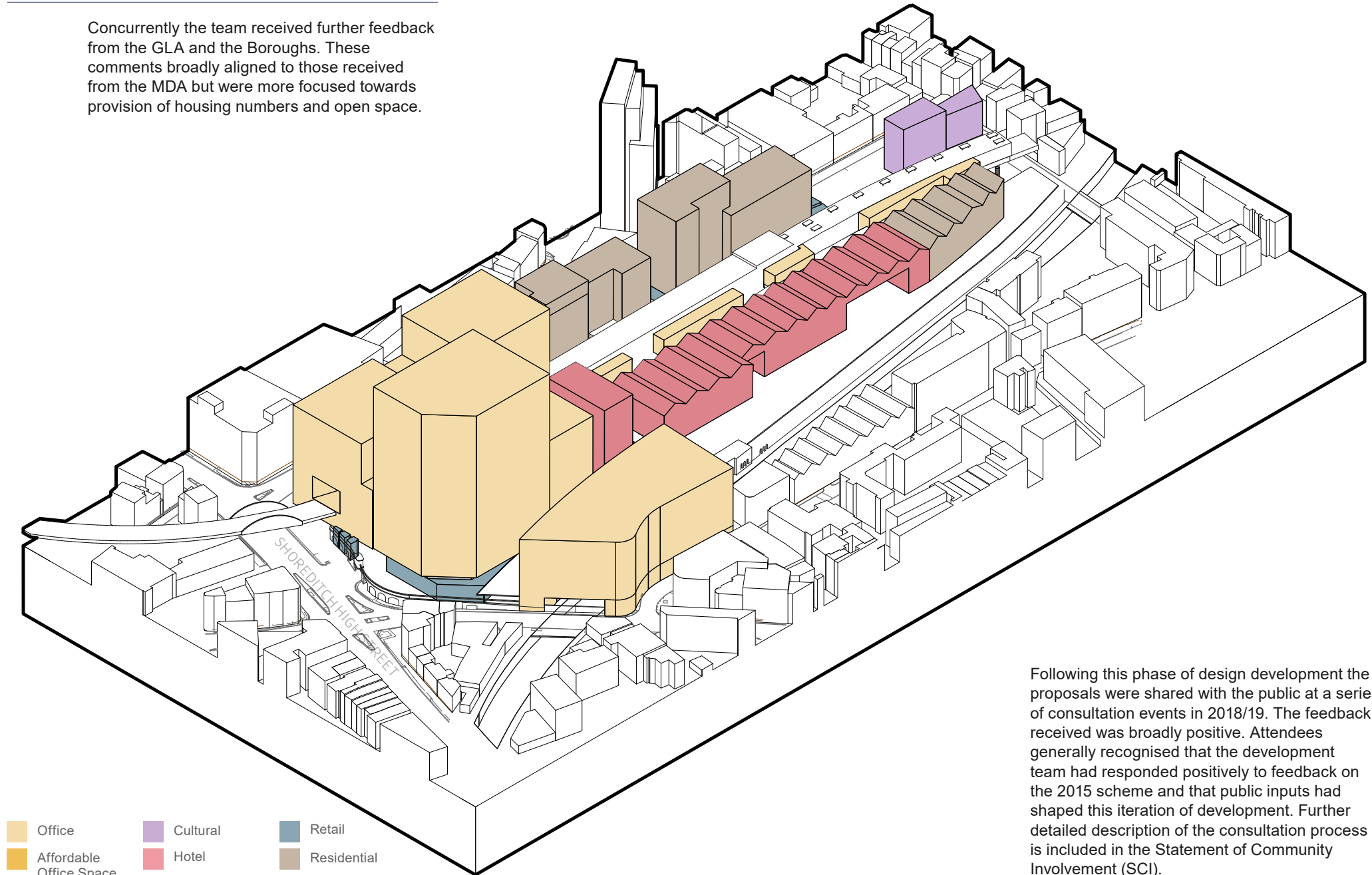
- Endorsement of the overall strategic approach of the masterplan and the proposed mix of uses.
- Recognition that a refinement of detailed elements would be key to the success of the scheme.
- Concern regarding the loss of a “park” or open space.
- Concern that the reduction in volume of development meant the site was under delivering, especially in terms of housing numbers.
- Concern that proposals did not bring new character to the development and that proposals were subservient to the historic fabric. The panel urged the design team to develop architectural interventions with a strength of character to positively add a new layer to the rich fabric found on site.



Fig 3.3.5: Physical model of design proposals

(Clockwise from top) view of scheme from Brick Lane; view of Commercial Street frontage; view from Shoreditch High Street; view of Bethnal Green Road/Shoreditch High Street junction

Concurrently the team received further feedback from the GLA and the Boroughs. These comments broadly aligned to those received from the MDA but were more focused towards provision of housing numbers and open space.



Following this phase of design development the proposals were shared with the public at a series of consultation events in 2018/19. The feedback received was broadly positive. Attendees generally recognised that the development team had responded positively to feedback on the 2015 scheme and that public inputs had shaped this iteration of development. Further detailed description of the consultation process is included in the Statement of Community Involvement (SCI).

Fig 3.3.6: South west axonometric of the proposals shared with the MDA and GLA during consultation (November 2018)

3.3.4 Post Consultation Design Evolution

Following analysis of feedback from all stakeholders a synthesised response was generated to the comments received between November 2018 and March 2019.

Particular focus was given to issues of density. The design team identified elements within the development that could increase scale and quantum without having an adverse effect on the surrounding context. There was broad acceptance that the density proposed in the 2015 scheme was not appropriate within the revised masterplan. However it was clear that there was a desire from all stakeholders to increase development area and optimise housing numbers within the proposals.

In addition, further analysis was undertaken on the quantum of public realm and the team worked hard to deliver on the aspiration to provide more publicly accessible open space. The team explored the opportunities and weaknesses of focusing the landscaped area in one large space versus a series of smaller garden spaces.

Further refinement was brought to the design regarding functionality, circulation, servicing and security.

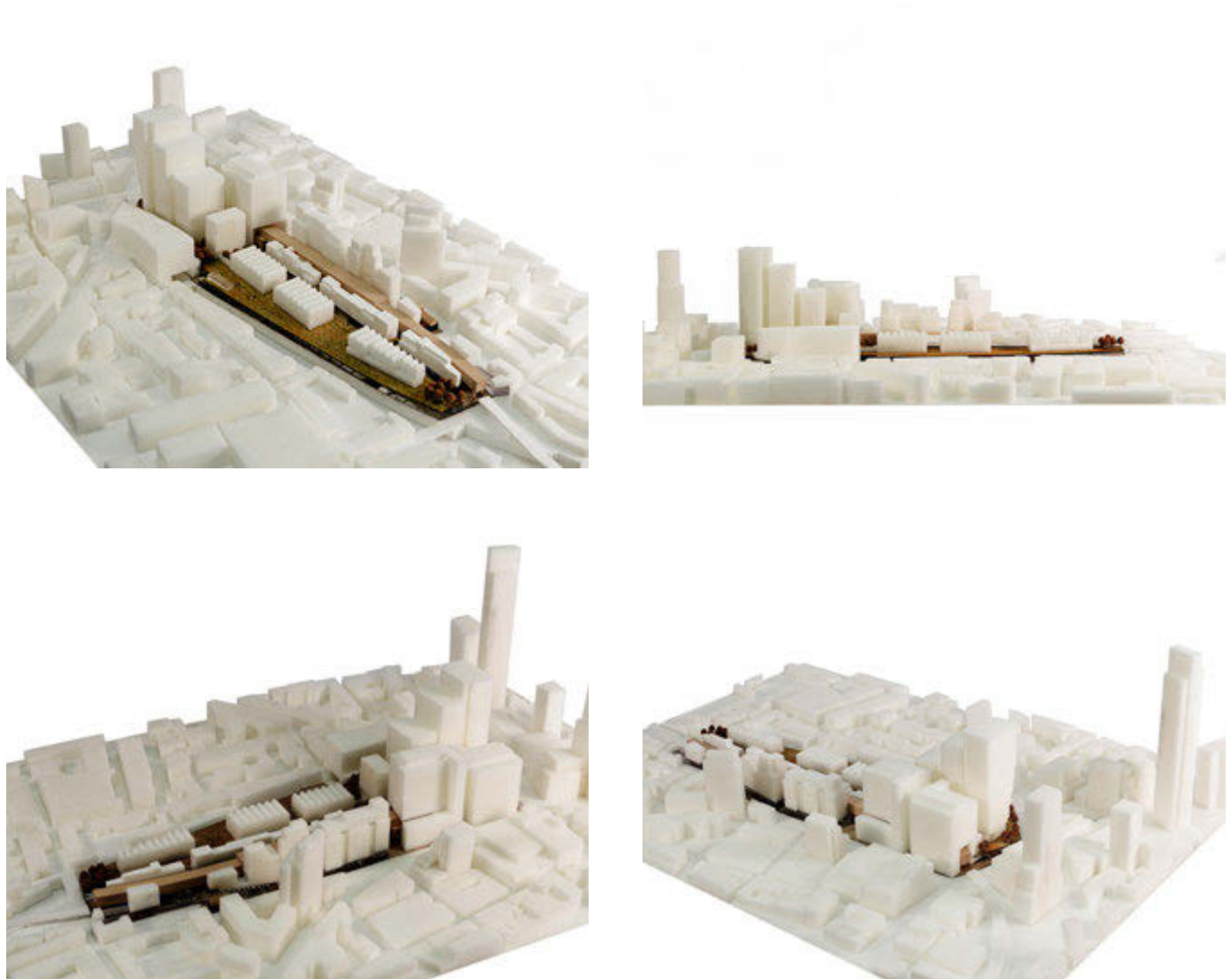


Fig 3.3.7: Physical model of design proposals (Nov 2018)

(Clockwise from top) view of scheme from south-east, Brick Lane; view of from the south; view from Shoreditch High Street; view from Bethnal Green Road

Further consultation with the GLA and boroughs, feedback contributed to continual refinement of the proposals and focused on two key areas;

- To bring Plot 2 forward for detailed planning approval.
- To prepare a residential optimisation study to demonstrate how and where an increased quantum of housing could be provided.

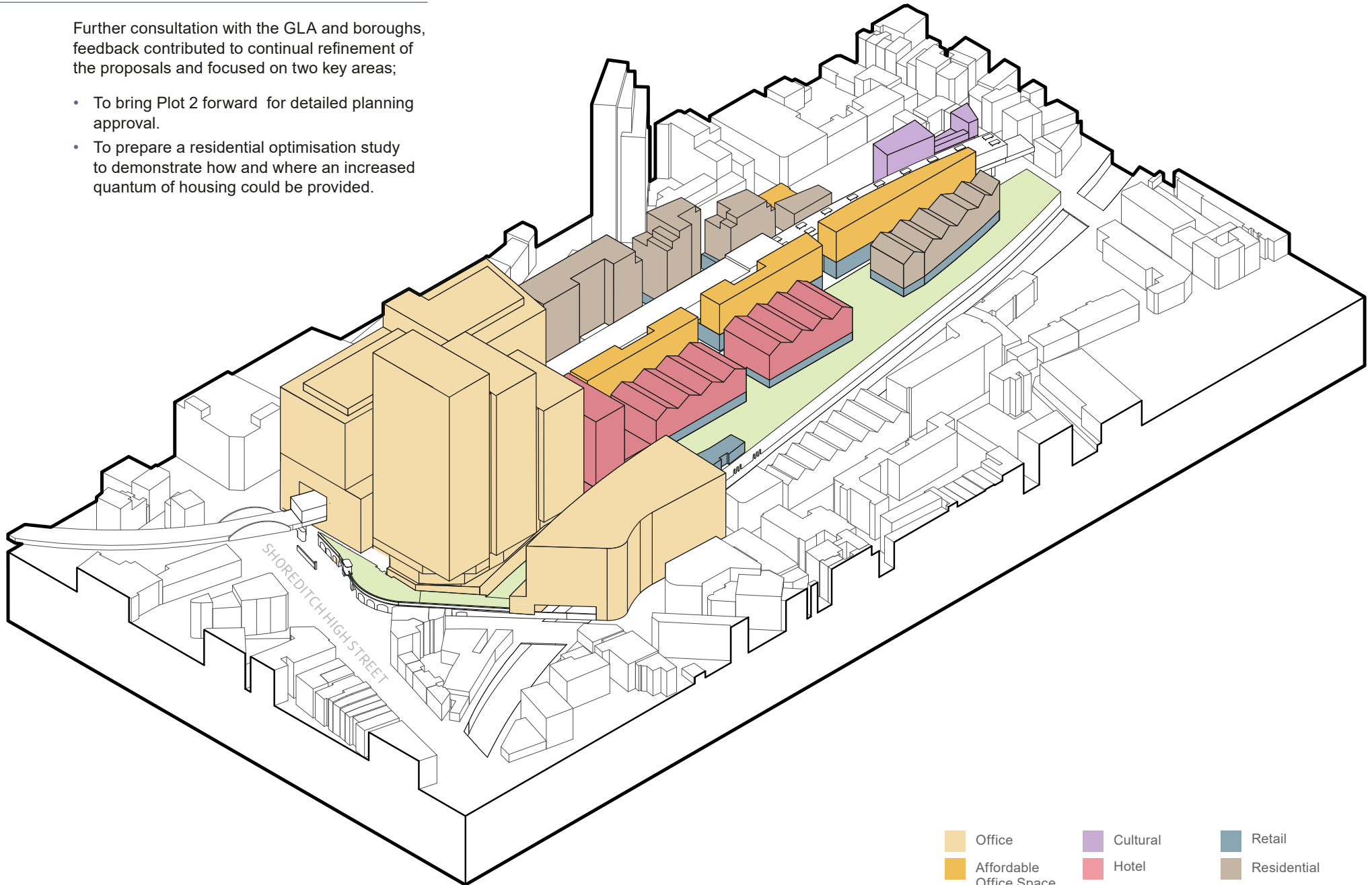


Fig 3.3.8: South west axonometric of the proposals shared at public consultation (Nov 2018)

3.3.5 Finalising the Proposals

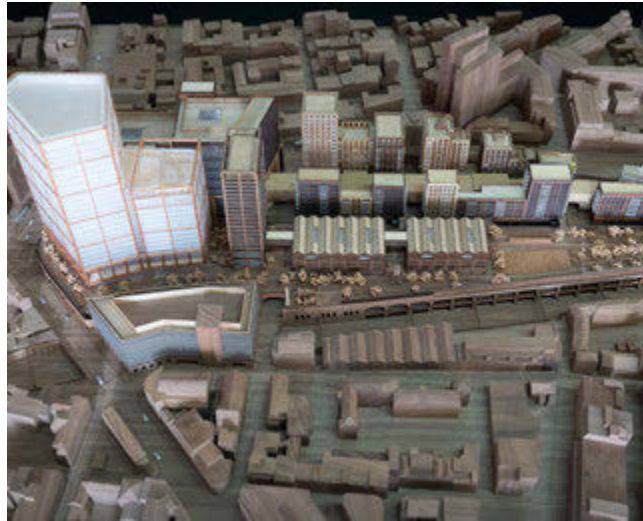
The final phase of design development focused on issues raised by the GLA and the public post the public consultation event in November 2018.

An additional design specialist Eric Parry Architects, joined the team to support the development by developing Plot 2 as a full details submission. The team reassessed the approach to the form of the earlier office building crafting the earlier conceptual work prepared by FaulknerBrowns.

The detailed design for Building 2 challenged and refined the maximum outline parameter explored during the earlier phases of design development. The outcomes for this were a refinement of the building's geometry and entrance sequence with a fully integrated relationship with the ground floor heritage structures and surrounding townscape, in particular the relationship between Building 2 and the Oriel gateway.

A detailed residential optimisation study was undertaken to identify the optimum number of housing units that the development could support within the revised framework. This was produced in close consultation with the GLA and Boroughs officers.

The residential optimisation study resulted in an increase in the amount of residential accommodation. This was achieved by increasing the scale of Buildings 4 and 5 as well as converting Building 10 from small work workspace, to residential use.



In addition to the increase in scale of blocks originally proposed as residential accommodation, a concept to increase the scale and diversify the use of Plot 8 was explored.

The final proposals for Plot 8 generate a 26 storey mixed hotel and residential use building at the heart of the masterplan.

The Residential Optimisation study can be found in Appendix 1.

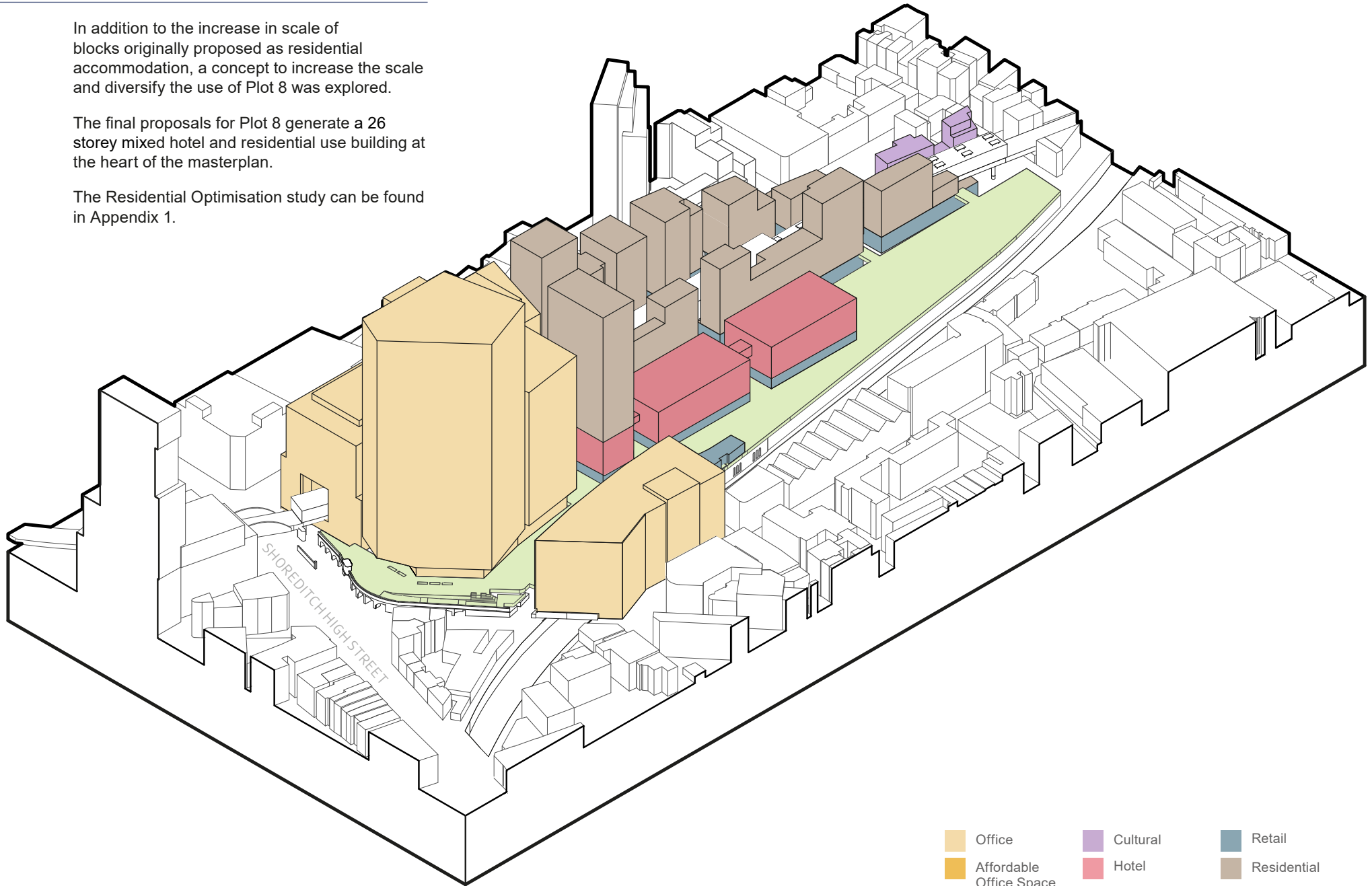


Fig 3.3.9: South west axonometric of the proposals as submitted

3.4 REVISED MASTERPLAN PROPOSALS, LAYOUT AND DESCRIPTION

3.4.1 Masterplan Introduction

Following multiple iterations, the masterplan has evolved from the described design principles to its current form.

It has built on the foundations set down at concept stage overlaid with a rich tapestry of ideas that have enabled the team to refine the design proposals which support the amendments to the application. The following pages provide:

- The structure of the fixed masterplan parameters;
- The way in which the proposals have responded to the context in terms of both townscape and open space;
- A statement as to the strategic distribution of uses and quantum;
- An explanation of where the masterplan suggests the integration of heritage features;
- An overview of the site wide movement strategy;
- An overview of the approach to the proposed Retail and Place making strategy;
- The approach to public realm organisation and landscaping;
- The adopted approach to function and servicing;
- The proposed emergency overlay;
- An explanation of the proposed site wide infrastructure (Energy, water & sustainability)

- The proposed phasing and delivery;
- Locations where opportunity is available to situate meanwhile uses.

The following section also defines:

- The proposed scale and massing of development blocks;
- The distribution of uses;
- The integration with heritage features;
- The movement strategy;
- The character zoning and landscape concepts;
- Function, servicing and infrastructure provision;

3.4.2 GLA Stage 3 Feedback (Jan 2016)

The Proposed Amendments to the masterplan provide a direct response to the GLA's Stage 3 report, received in January 2016. The following paragraphs demonstrate how the comments have been addressed across the revised proposals.

North-East corner of the site

- The density, height, massing and layout have all been reduced which has resulted in a reduction in the building mass along Sclater Street.
- The previously criticised wall of development has been removed and replaced with more appropriately scaled residential mansion blocks.
- Medium buildings have now been proposed to the east of Braithwaite Street, which will improve impact on neighbouring amenity.
- Plots C,D and E (now plots 4, 5 and 6) have all been reduced in height and will therefore reduce the overshadowing impact on Bethnal

Green Road and Sclater Street.

- However, an increase in height at street level may create some increased impacts to some immediate neighbouring amenity.
- Plots C & D (now Plots 4 and 5) no longer bridge over the ELL and therefore reduce the tight building configuration

Density

- The proposed overall density has been reduced, by circa 1,000,000 ft² of gross development area.
- The LBH side of the development will remain as a high density development. However, it is more appropriate for City Fringe and will have less impact on neighbouring amenity to the north east.
- The density of the proposal closest to Sclater Street has been decreased.

Phoenix Street

- The decision has been made to remove Phoenix Street as a pedestrian route through the scheme.
- The primary routes remain and will provide the active frontages required to ensure the public spaces are safe and inviting.

Demolition of the Listed Wall

- The revised scheme would retain the existing listed wall along the full length of Commercial Street with new interventions to provide entrances into the exhibition space (Phoenix Street) and the Platform level of the scheme.
- Any interventions to the listed wall will be included within the revised Listed Building Application.

Employment Provision

- The overall the balance of employment and residential uses on the site is considered reasonable and acceptable in the whole-site context
- The Proposed Amendments seek to significantly reduce the height and density of Plots C, D and E (now Plots 4, 5 and 6) which will result in a reduction of residential units for this part of the site.
- The revised scheme also seeks to replace the residential buildings on F&G (now Plot 2) with a commercial building which will increase the provision of employment space.
- Overall, the proposed revised development would be “employment-led.”

Daylight and Sunlight

- The scheme has reduced in height and massing along parts of the northern boundary of the site. A full daylight and sunlight assessment in the form of an ES Chapter in the EIA and additional supplementary standalone daylight and sunlight report are submitted along with this application. In general, the majority of the surrounding properties will see improvements in both daylight and sunlight amenity as a result of the reduction of the 2015 submitted scheme, most prevalent of these is to Telford Homes block A. There is a significant improvement in the number of rooms that will meet the BRE criteria within this property. The only properties that show a further reduction in daylight amenity beyond the 2015 scheme are 100, 102, 104-106 Sclater Street and 119 Brick Lane.

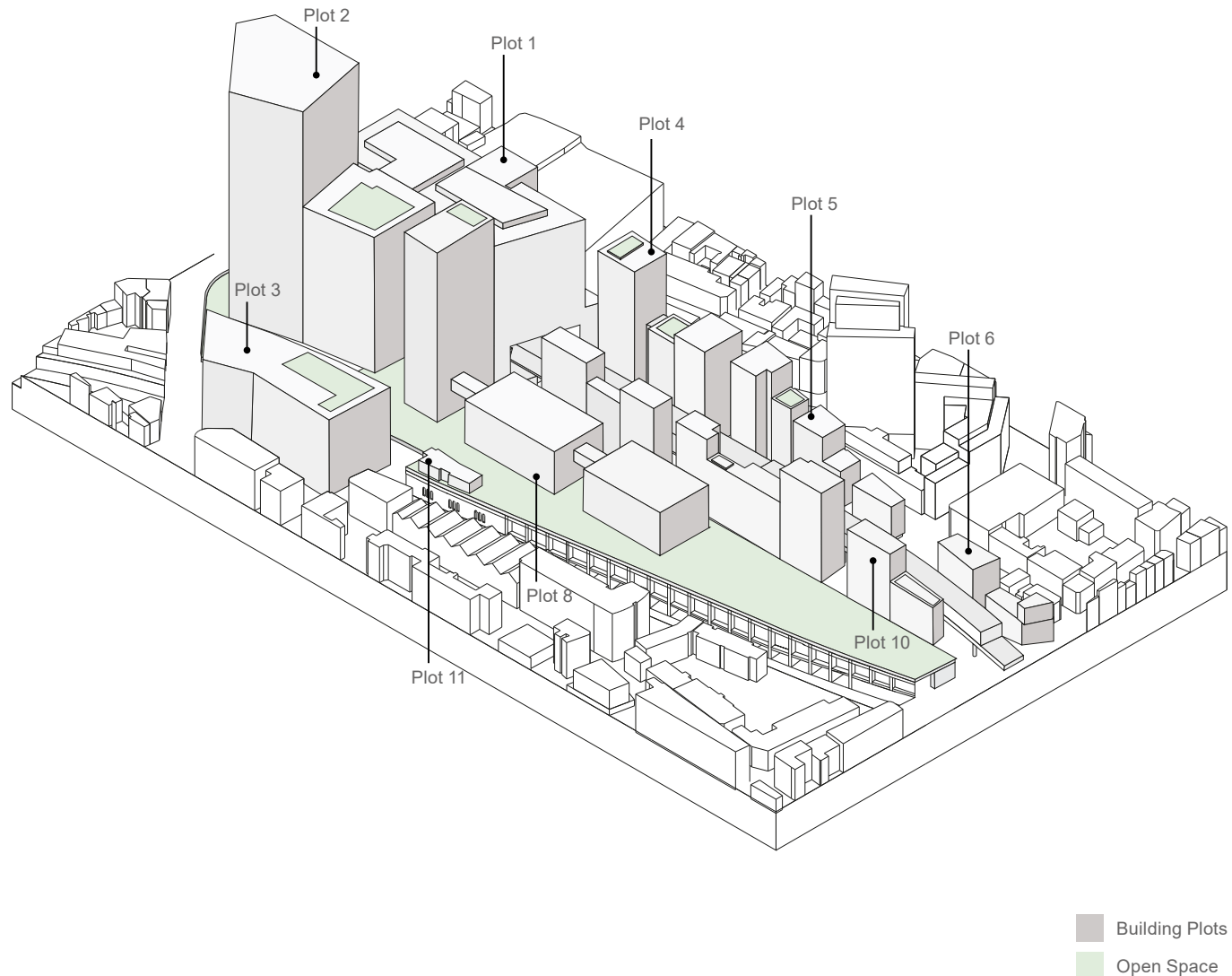











Fig 3.4.1: Overall Massing of the revised scheme

3.4.3 Masterplan Structure

The plans and axonometric opposite illustrate the spatial typologies that have been created in the masterplan. The design of each space is covered in more detail in Section 4 – Public Realm and Landscape. Below is an overview of these key spaces and the strategic approach applied to each.

Context streets – Specific consideration has been given to how the Goodsyard street environment weaves itself into the existing streetscape. The masterplan has considered how it can best improve the environment for people and how it can most effectively bring vibrancy and character to these spaces. The streets referred to as contextual are, Shoreditch High Street, Bethnal Green Road, Sclater Street, Brick Lane and Braithwaite Street.

Internal Streets – The masterplan has created a network of internal streets that connect the site into its context. These internal streets will each have their own characters and scale and have been named to record a significant historic influence. These streets are open to the sky where possible. The design intent is that these streets have a authentic and endearing character that over time enables them to become an integrated part of this part of London's townscape. The primary east west route will be known as Kings Street with London Road retaining its current name, the north south routes will be known as Farthing Lane and Cygnet Lane.

- | | | | |
|--|------------------------------|---|----------------------|
|  | Application Outline Boundary |  | Internal Streets |
|  | Building Plots |  | Context Streets |
|  | Threshold Spaces |  | Garden Spaces |
|  | Internal Spaces |  | Vertical Circulation |
| | |  | Views |

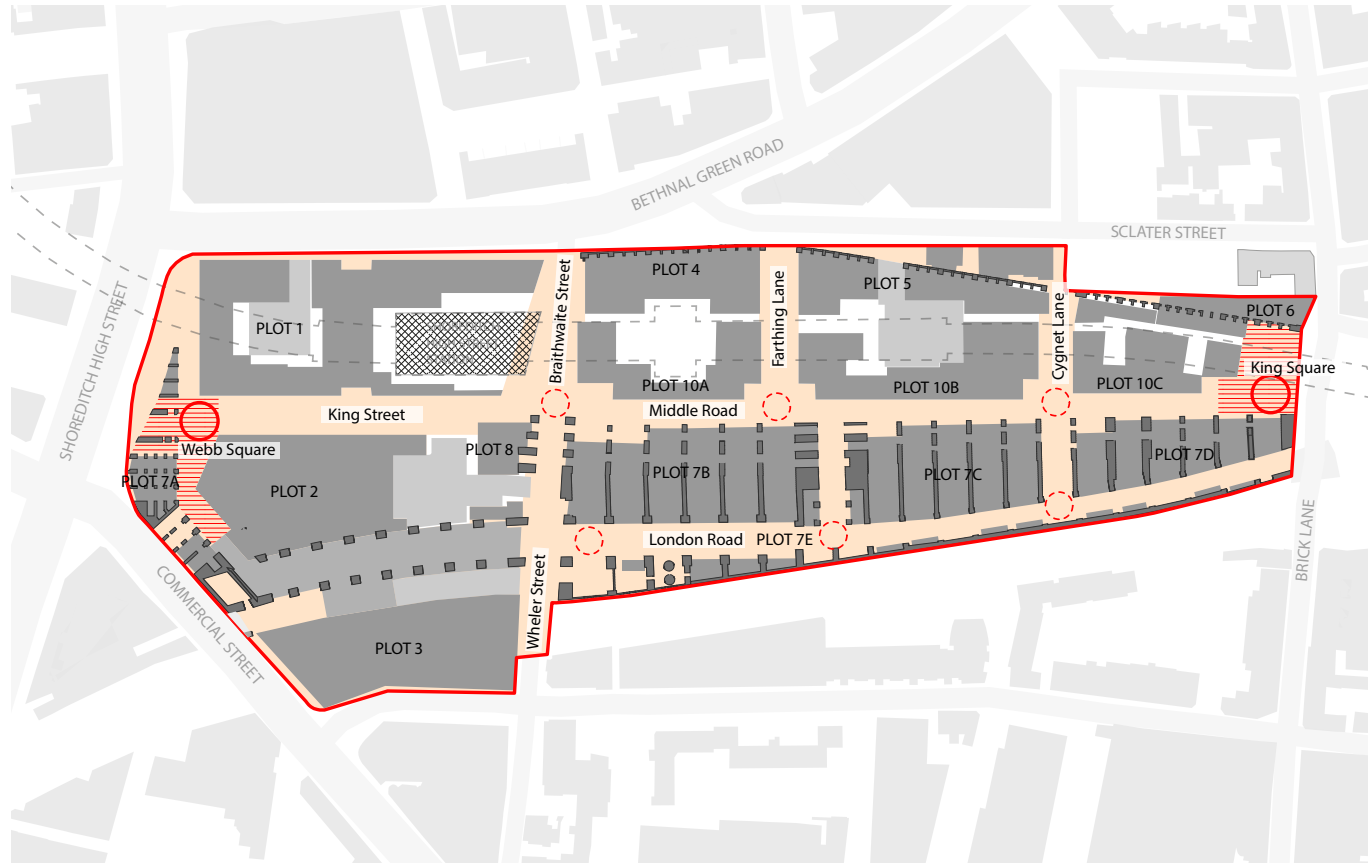


Fig 3.4.2: Ground Floor Streets Plan

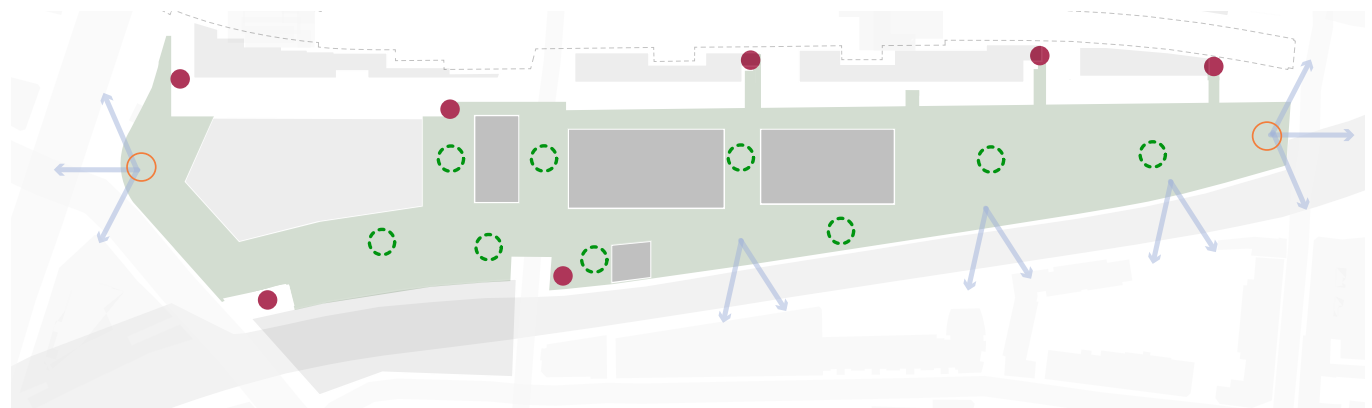
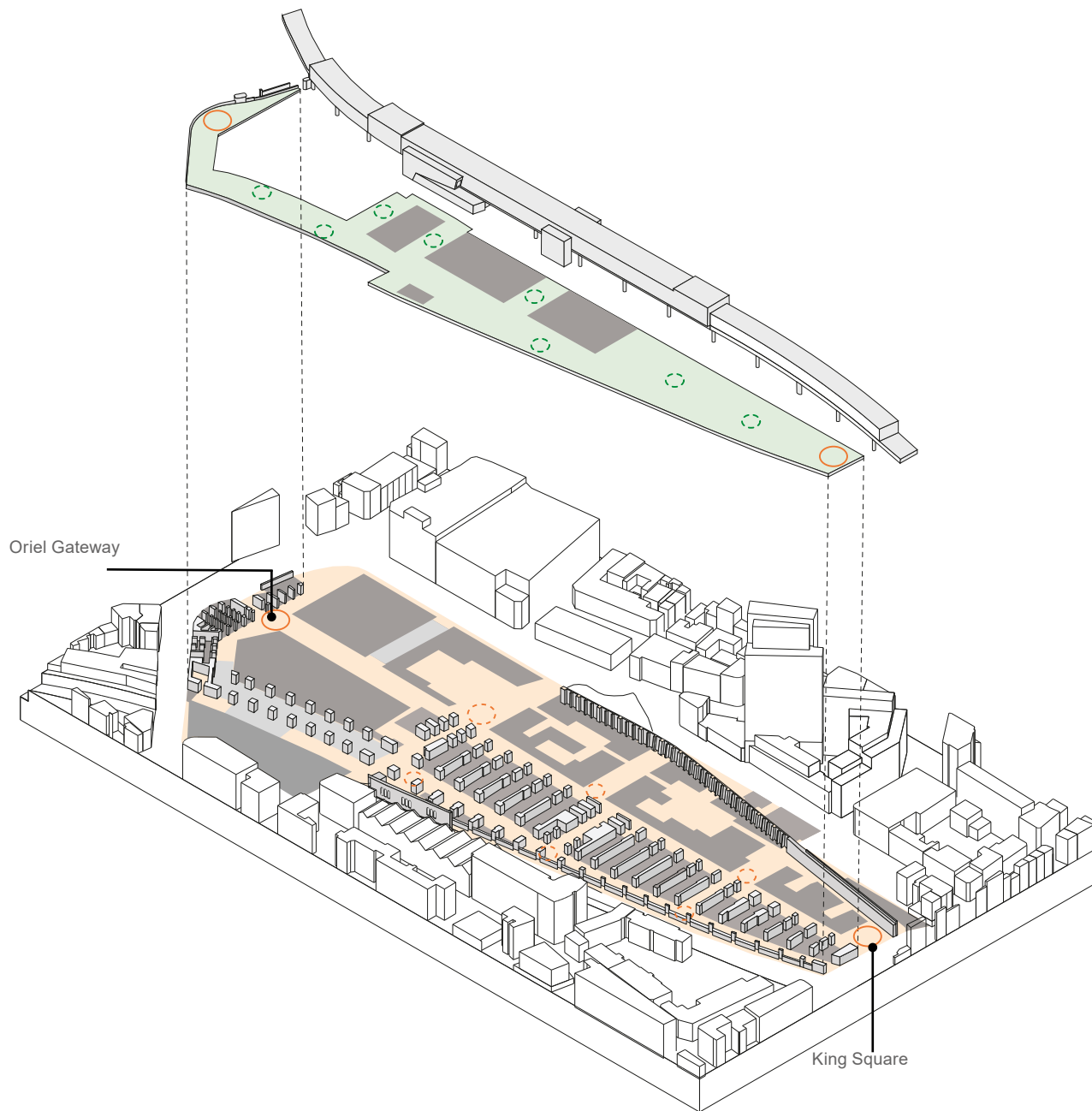


Fig 3.4.3: Platform Level Streets Plan



Threshold spaces – Threshold spaces are key to ensuring that the integrity of the Bishopsgate Goodsyards is retained in a way that is legible in the context. To this end the ‘reading’ of the Goodsyards through its full east west extent is critical. To emphasise the significance of the existing structure we propose two primary threshold spaces one at Brick Lane and one around the Oriel Gateway. These spaces have been carefully scaled to ensure they are large enough to mark a moment in the city, but also small enough to not dominate the fine grain of the historic structures.

Internal Spaces – Internal spaces have been created where routes intersect or where there is a specific moment of interest that is worthy of celebration. Examples of these spaces at ground level are the interface between the primary east west route and the north south streets. Small internal squares are created by pushing façade frontage back into the arch structures. These spaces enable the public to engage positively with the fine listed gothic arch structures of the viaduct.

The proposed streets and lanes that dissect the masterplan improve permeability whilst breaking the scale of the proposed urban blocks down to a more contextually appropriate and sensitive scale.

At the upper platform level, internal garden spaces are created to provide a series of open spaces in which the public can relax and enjoy a landscape environment in the city.

- | | |
|--|---|
| Application Outline Boundary | Internal Streets |
| Building Plots | Context Streets |
| Threshold Spaces | Garden Spaces |
| Internal Spaces | |

Fig 3.4.4: Masterplan Structure Axo

3.4.4 Masterplan Response to Context – open spaces

An important feature of the masterplan is the provision of additional open space to provide much needed recreational area for the residents of this part of London. Whilst additional open space has been accommodated at street level, the most significant recreational 'green' spaces are located at platform level.

Another important move has been the integration of Plot 2 with The Oriel Gateway and the Commercial Street wall. Opening up this threshold allowing people to access the site from the south delivers a new dimension and freedom to the way that people will be able to move around this part of the city.

The open space at platform level is to create a series of balconies, banks, gardens and fields providing up to 12,850m² of open space.

3.4.5 Masterplan Response to Context - Townscape

As described in 'Section 3.2' the masterplan has evolved and includes some specific moves to manage the impact the development has on the surrounding townscape.

A specific area of focus has been the the relationship of the deveopment to the Tea Building. Plot 1 sits directly opposite the Tea building and will directly impact the prominence of it within the streetscape context. To manage this relationship the masterplan pushes the face of building 1 back east by 10m when compared with the 2015 proposals. This achieves two things; firstly, it gives great prominence to the iconic corner of the Tea Building enabling it to retain its landmark status in the context and secondly it delivers a generous threshold of public realm, expanding available streetspace in a currently constrained and congested part of the city.

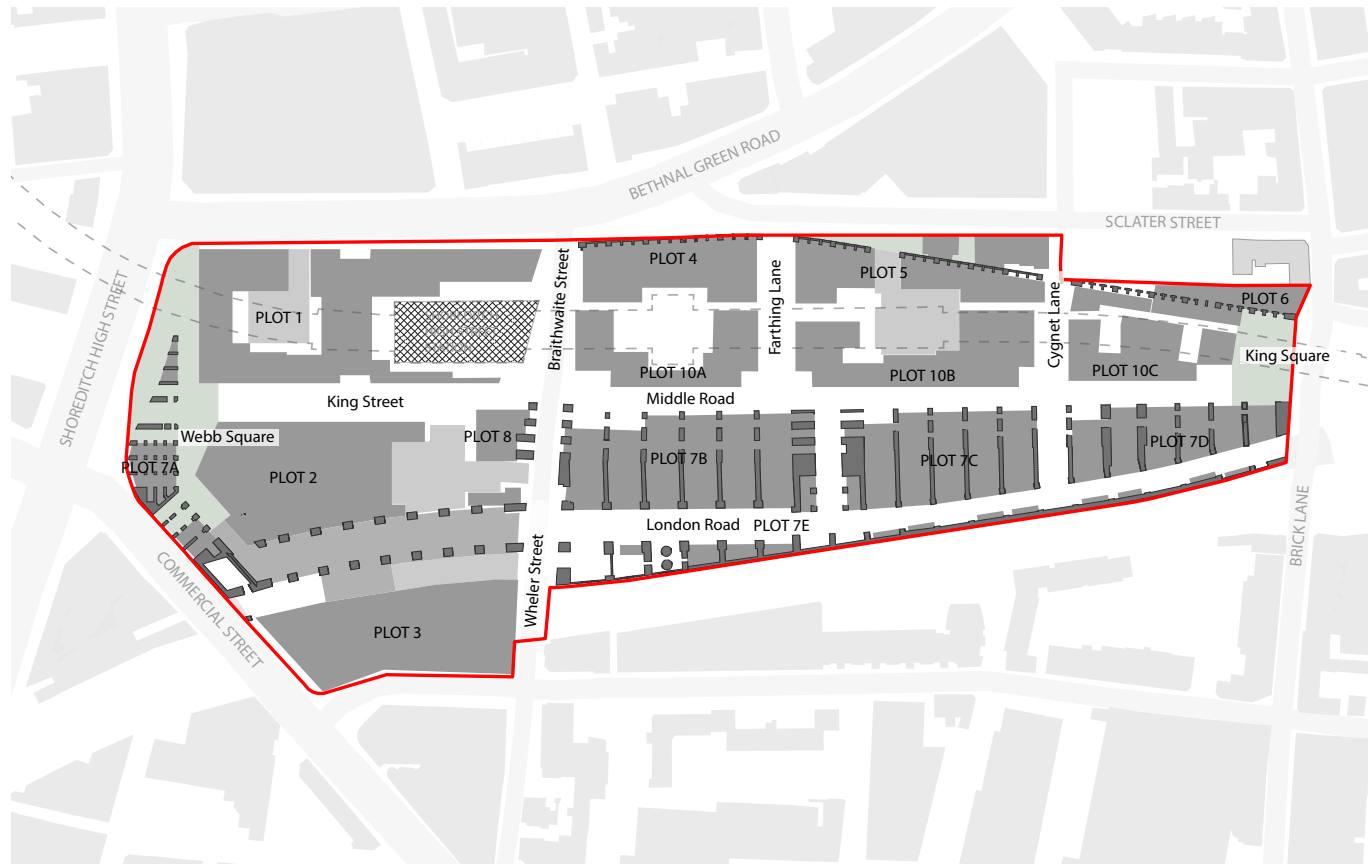


Fig 3.4.5: Ground Open Spaces Plan

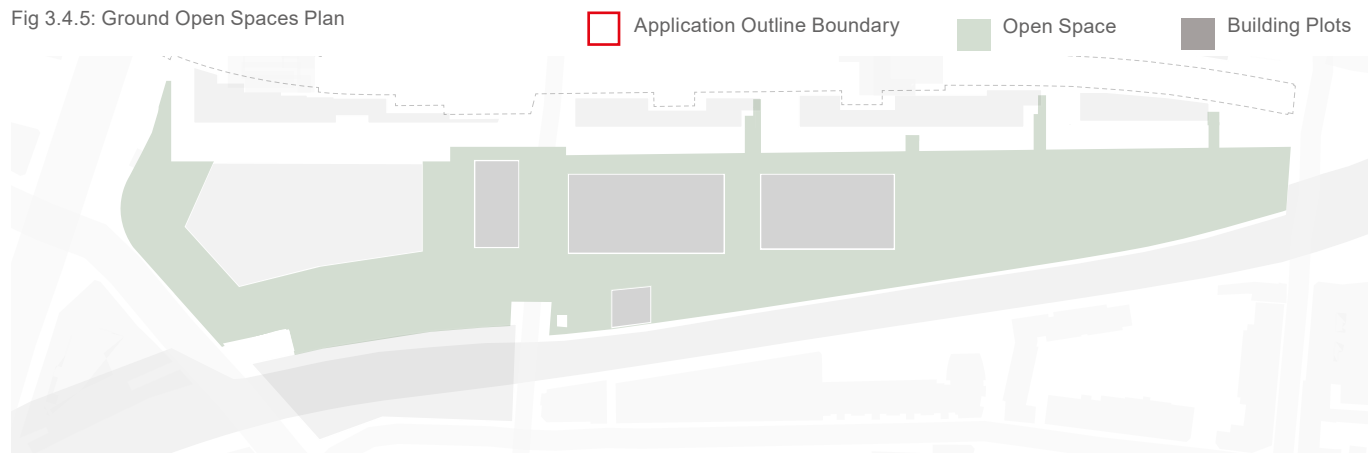


Fig 3.4.6: Platform Open Spaces Plan



Fig 3.4.8: View to Tea Building



Fig 3.4.9: View to Oriel Gateway

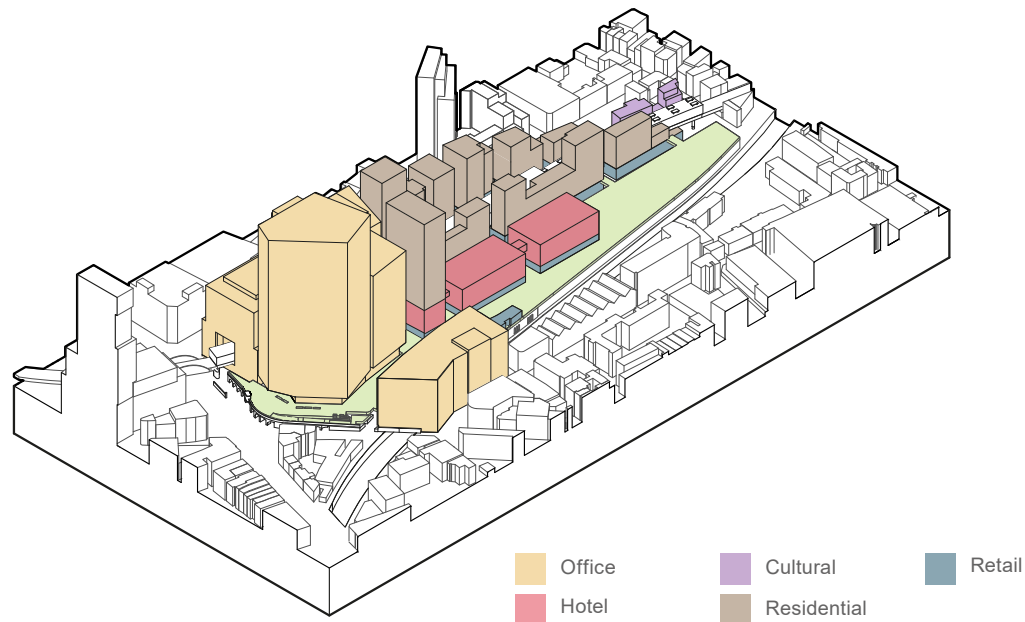


Fig 3.4.7: Masterplan Distribution of Use and Quantum

At the eastern end of the masterplan the expansion of 'Brick Lane Square' provides the masterplan with a well proportioned square defined on three sides by historic Goods Yard structures, accessed from Brick lane.

The Revised Scheme proposes to retain the integrity of the historic east west Goods Yard structure in its full length. The structure is re-purposed and repaired in a format that can be enjoyed and experienced by the general public.

3.4.6 Masterplan distribution of use and quantum

The masterplan proposes a truly mixed use scheme whereby workplace, residences, amenities and community facilities are all located on site.

The workplace is proposed to be located to the west of the masterplan, adjacent to Shoreditch High Street to create an office campus.

Residences are to be located along the centre and Northern edge of the site, and are appropriately sited adjacent to similar use and scale buildings that will help to forge a community feel and spirit.

Amenities are located at ground and platform levels. These uses will provide animation and passive surveillance to the public realm.

Community facilities are to be located at the east and west of the masterplan.

3.4.7 Integration with heritage features

The masterplan is founded on the principle of retaining, reusing and making accessible existing heritage structures found on site. The masterplan aims to open up the most significant structure for the public to enjoy.

The northern edge of the Grade II listed Braithwaite Viaduct arches are to form and create the edge of the new east-west route through the centre of the scheme.

A number of existing buildings, on the northern boundary are to be retained and re-furbished and integrated within Plot 5 (Weavers Cottages, Victorian Building and Mission hall). The spaces between will be given back to the street as a series of dwell spaces in generous public realm. The 2015 proposals 'consumed' the northern boundary wall by enclosing it within the proposed super structures spanning the East London Line. The revised proposals retain the boundary wall and use it as a organizing devise behind which building mass can sit, but also repurpose it with active retail frontage alongside residential lobbies.

The Oriel gateway is to be refurbished which will then serve as the main entrance to the site.

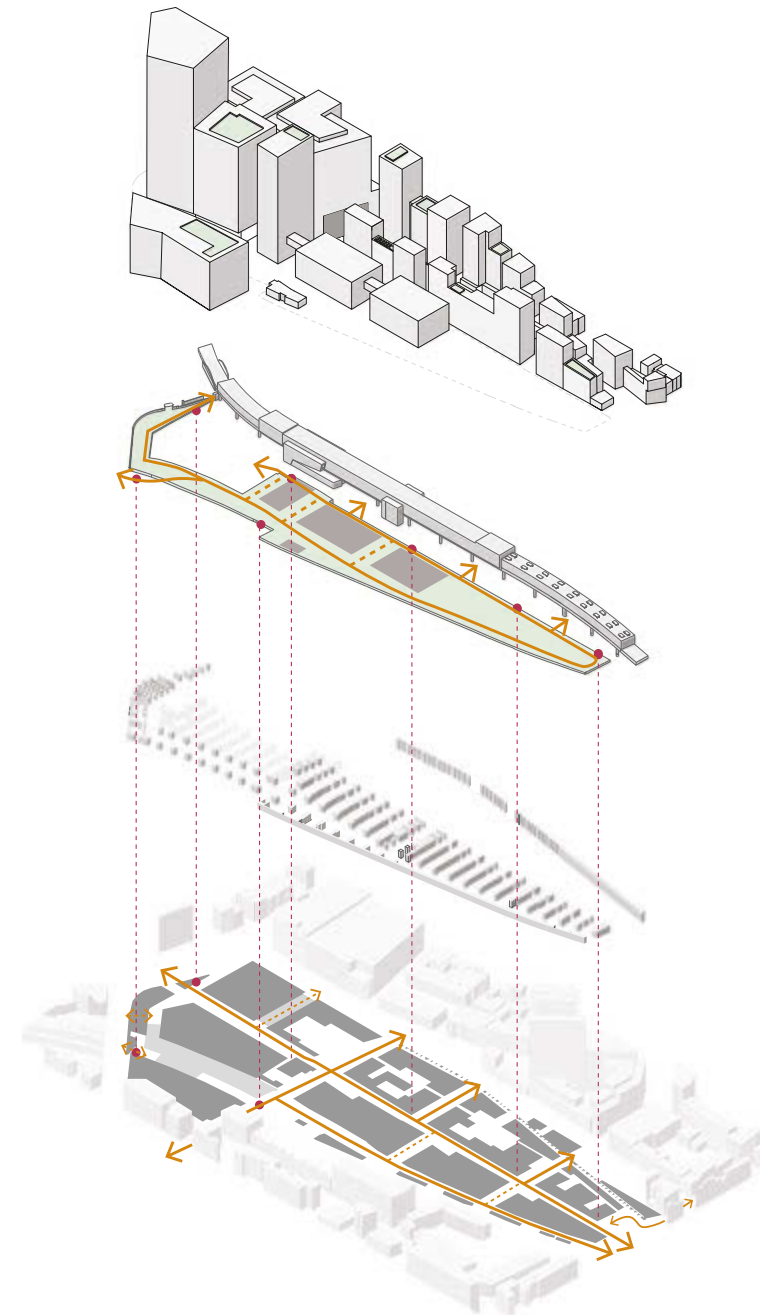


Fig 3.4.10: Exploded axonometric showing movement for people

Building Plots ← Circulation Routes ● Vertical Circulation Points

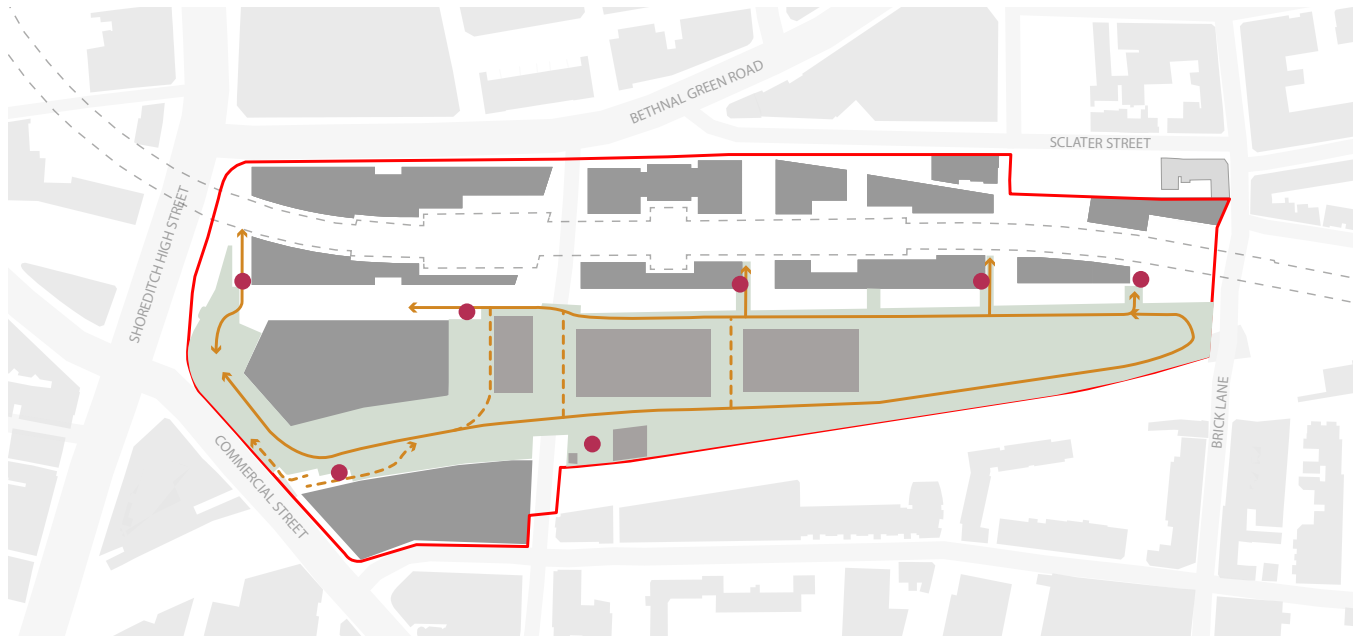


Fig 3.4.12: Platform plan showing movement for people

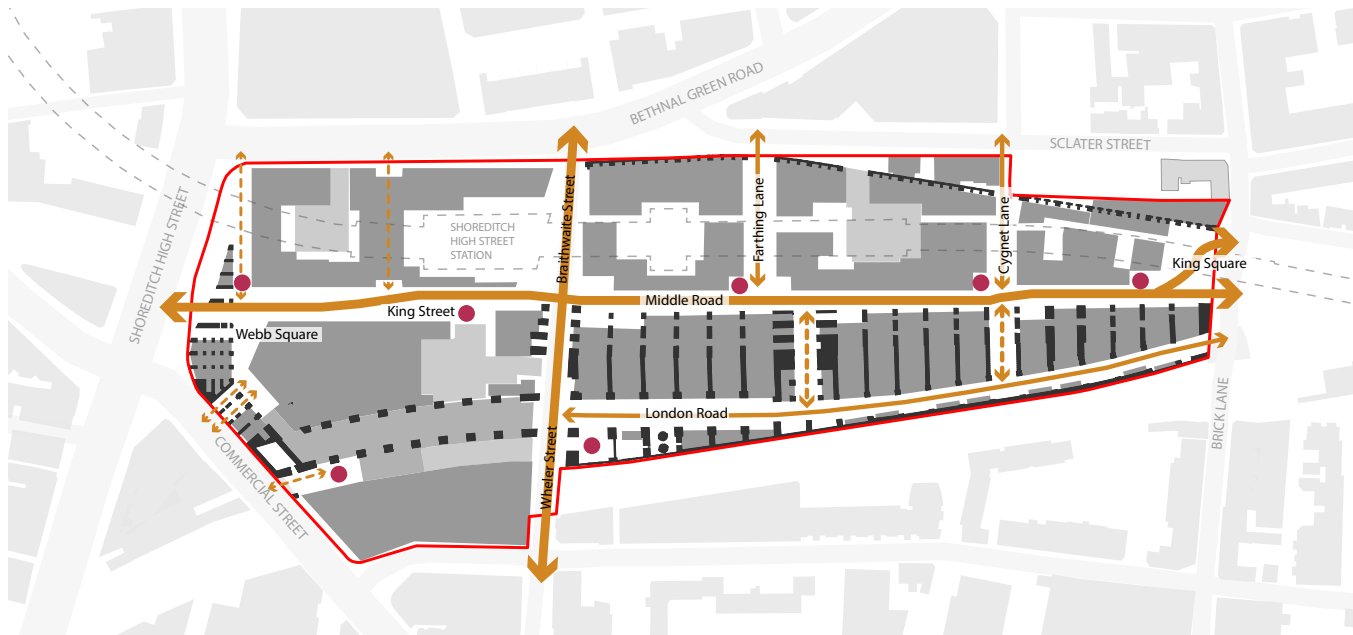


Fig 3.4.11: Ground floor plan showing movement for people

Building Plots Circulation Routes Vertical Circulation Points

3.4.8 Masterplan site wide movement strategy

The masterplan structure is designed to form a hierarchical network of streets, lanes, gateways and thresholds.

Vertical circulation to platform level is to be a theatrical experience, providing all users appropriate and inclusive connection to the upper level.

One of the key aims is to create a clear, legible circulation pattern and a high quality public realm. This approach to legibility will not only improve the legibility and clarity of the on-site circulation, but also create a vibrant and welcoming physical environment.

3.4.9 Masterplan of Active Streets – Retail / Place Making Strategy

The site-wide retail approach has been shaped by two key aims:

- To animate the site's ground plane with engaging retail, food and beverage uses. At Platform level restaurants and eateries are proposed to make the best use of the generous, open, southerly aspect.
- To retain and imaginatively reuse the majority of the site's surviving historic structure.

The site develops its own unique, engaging and varied retail experiences, adopting a site-wide approach to animate connections, routes and public spaces. As such, each individual plot will provide their own retail elements at ground level. This will help to craft retail spaces of different characters and scales, encouraging a mix of tenants to take up residency in the Goodsyards.

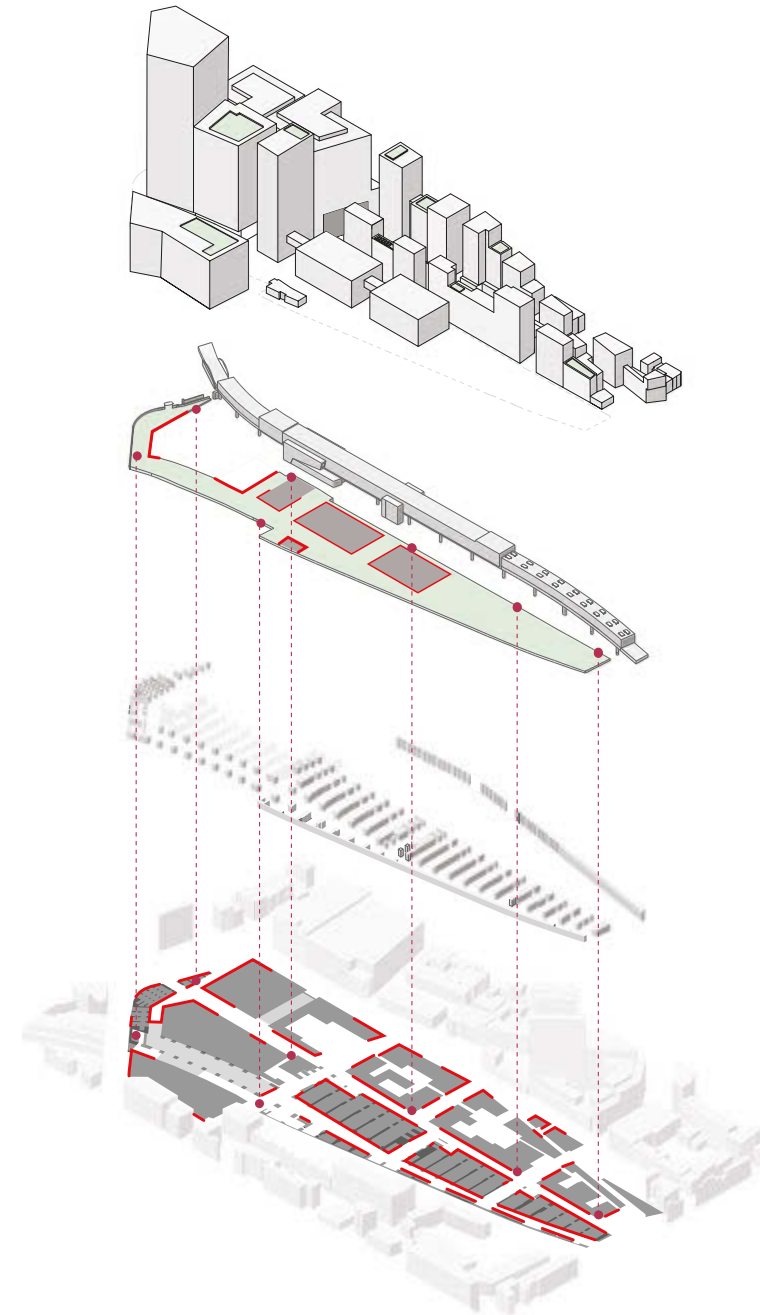


Fig 3.4.13: Exploded axonometric showing active streets

■ Building Plots — Active Frontage ● Vertical Circulation Points

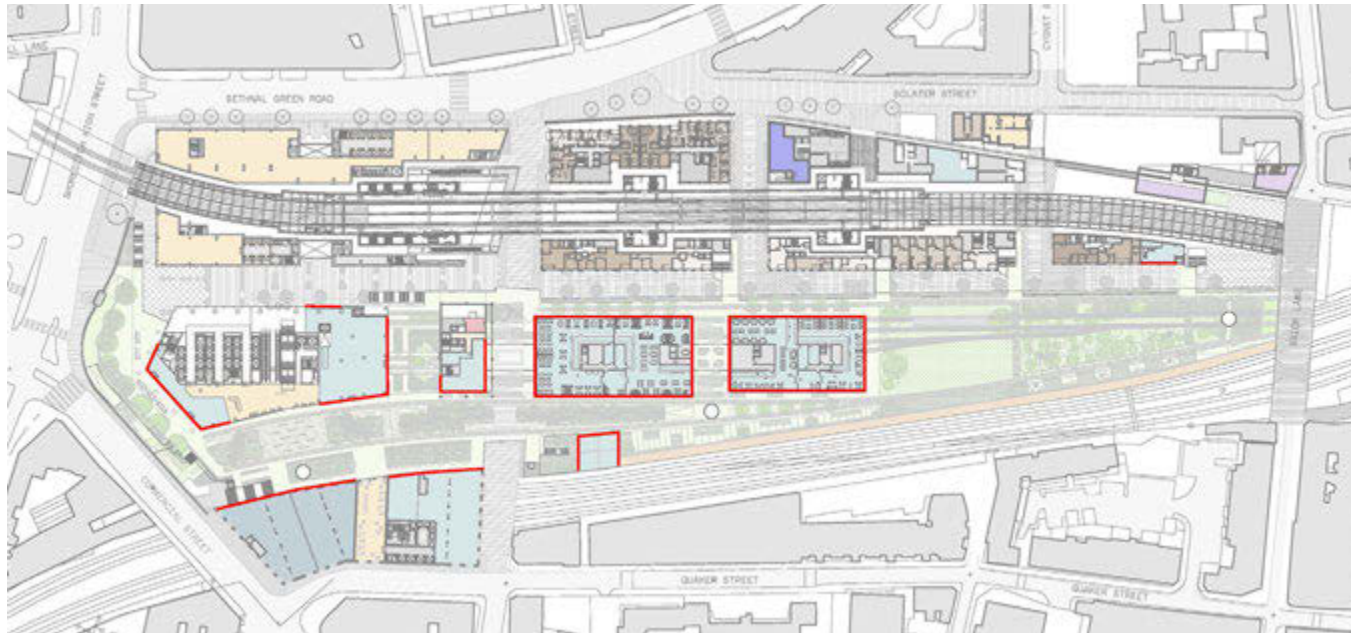


Fig 3.4.15: Platform plan showing active frontages

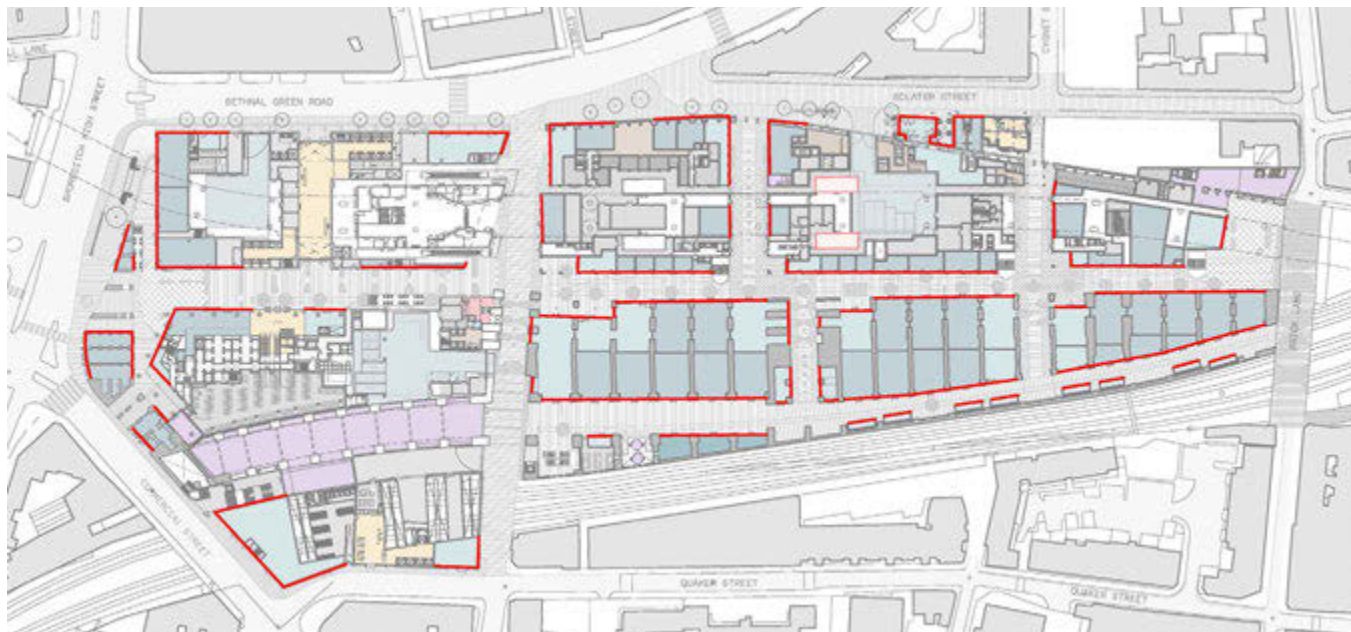


Fig 3.4.14: Ground floor plan showing active frontages

3.4.10 Masterplan Landscape Concept

The Goodsyard offers a unique opportunity to reclaim this lost part of Shoreditch and create a unique three dimensional landscape - the concept for which evolves 'From The Ground Up'.

The design presents a rich multi-layered and three dimensional landscape from city to wilderness, it represents:

- A fast space at ground level
- A slow space on platform level

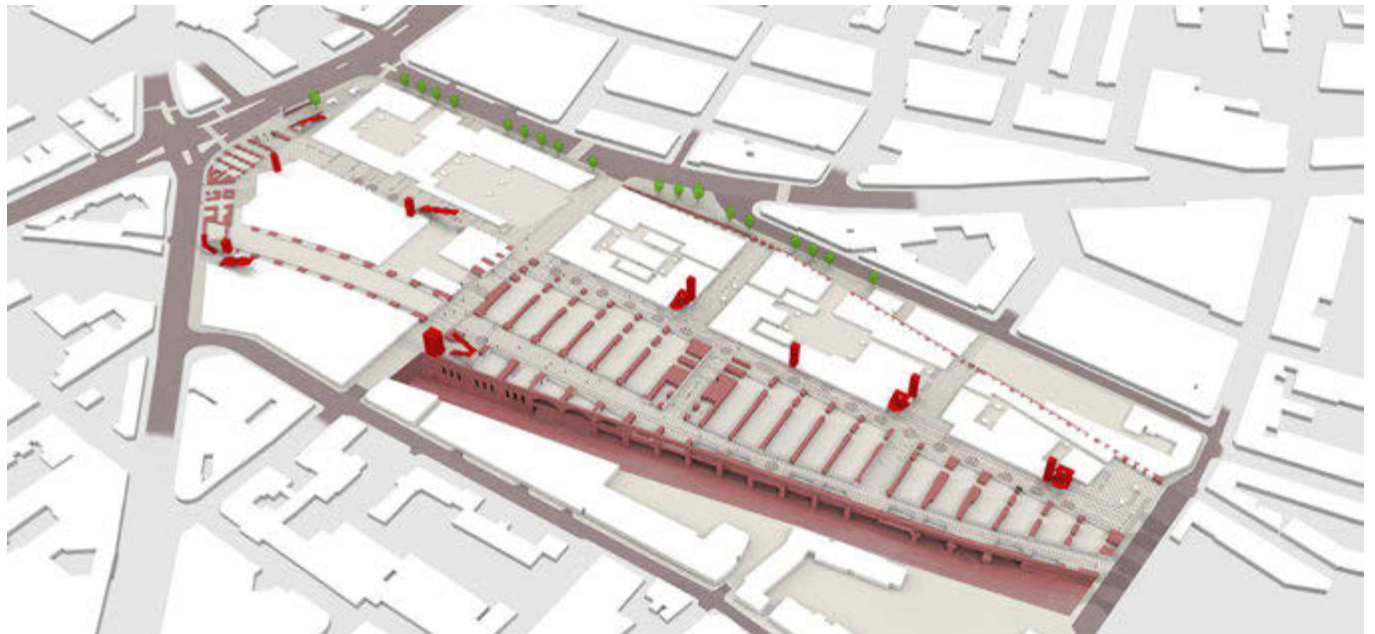


Fig 3.4.16: Ground floor and podium level landscaping proposals



Fig 3.4.17: Ground floor landscape plan



Fig 3.4.18: Platform level landscape plan

3.4.11 Masterplan Servicing

The three service yards are located within Plots 1 and 5 and between Plots 2 and 8. Plot 3 is to be serviced from Quaker Street and parts of plot 5 (the existing buildings) are to be serviced from Sclater Street.

Vehicular access within the site is limited to out-of-hours managed on-site deliveries for Plot 7 and, infrequent maintenance service vehicles, and emergency access. This will create a safe, welcoming and pedestrian friendly site.

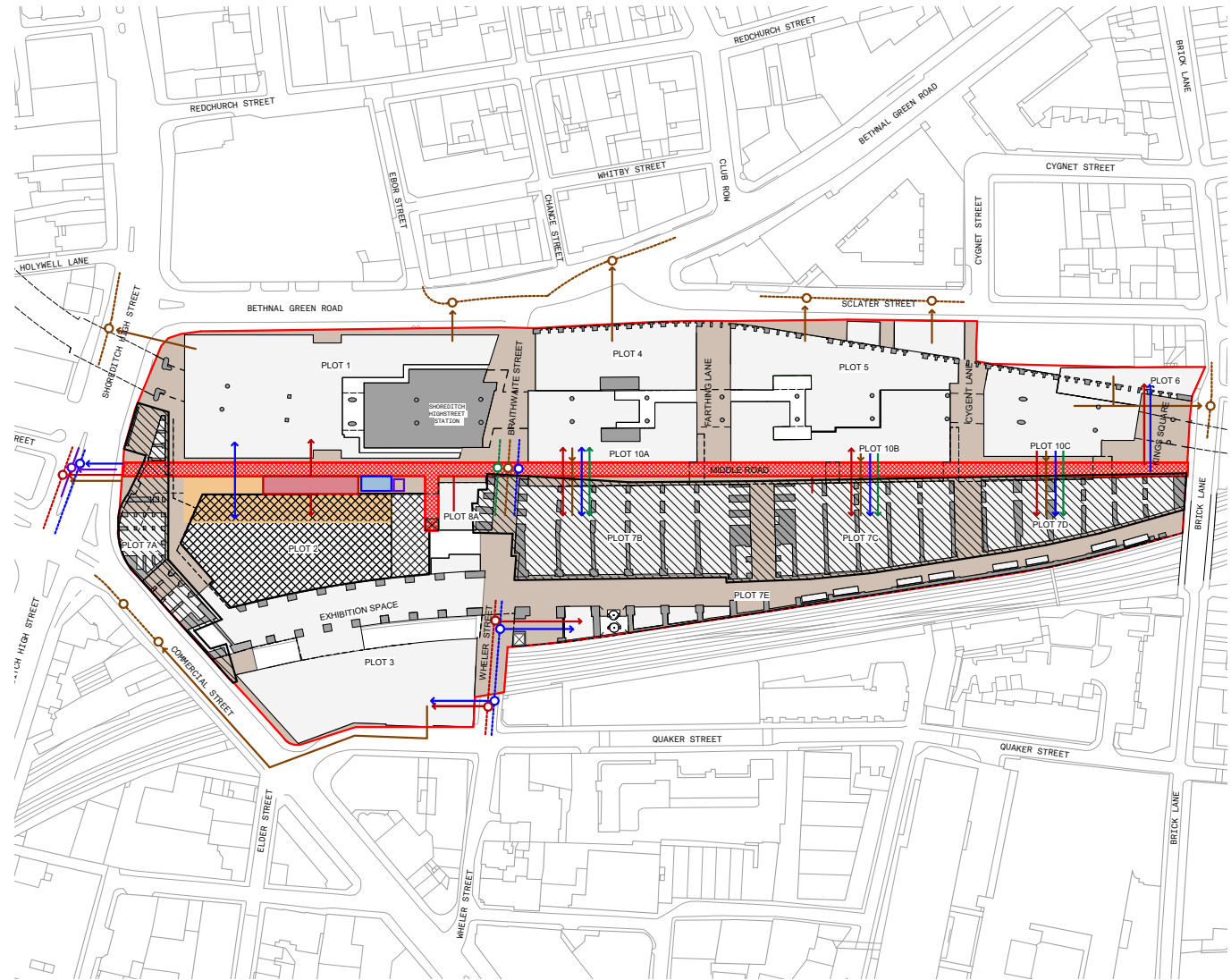


Fig 3.4.19: Ground Level Plan showing Function and Servicing

- | | | |
|---|--|---|
| Application Boundary | Major Water Infrastructure | Site Wide Infrastructure (Basement) |
| —○— Existing Power New Connection | — Surface Water | Multiple Services |
| —○— Existing Gas New Connection | — Proposed Power | Full details submitted |
| —○— Existing Water Supply New Connection | — Proposed Gas | Service Yard |
| —○— Existing Water Supply New Connection | — Proposed Foul Water | |

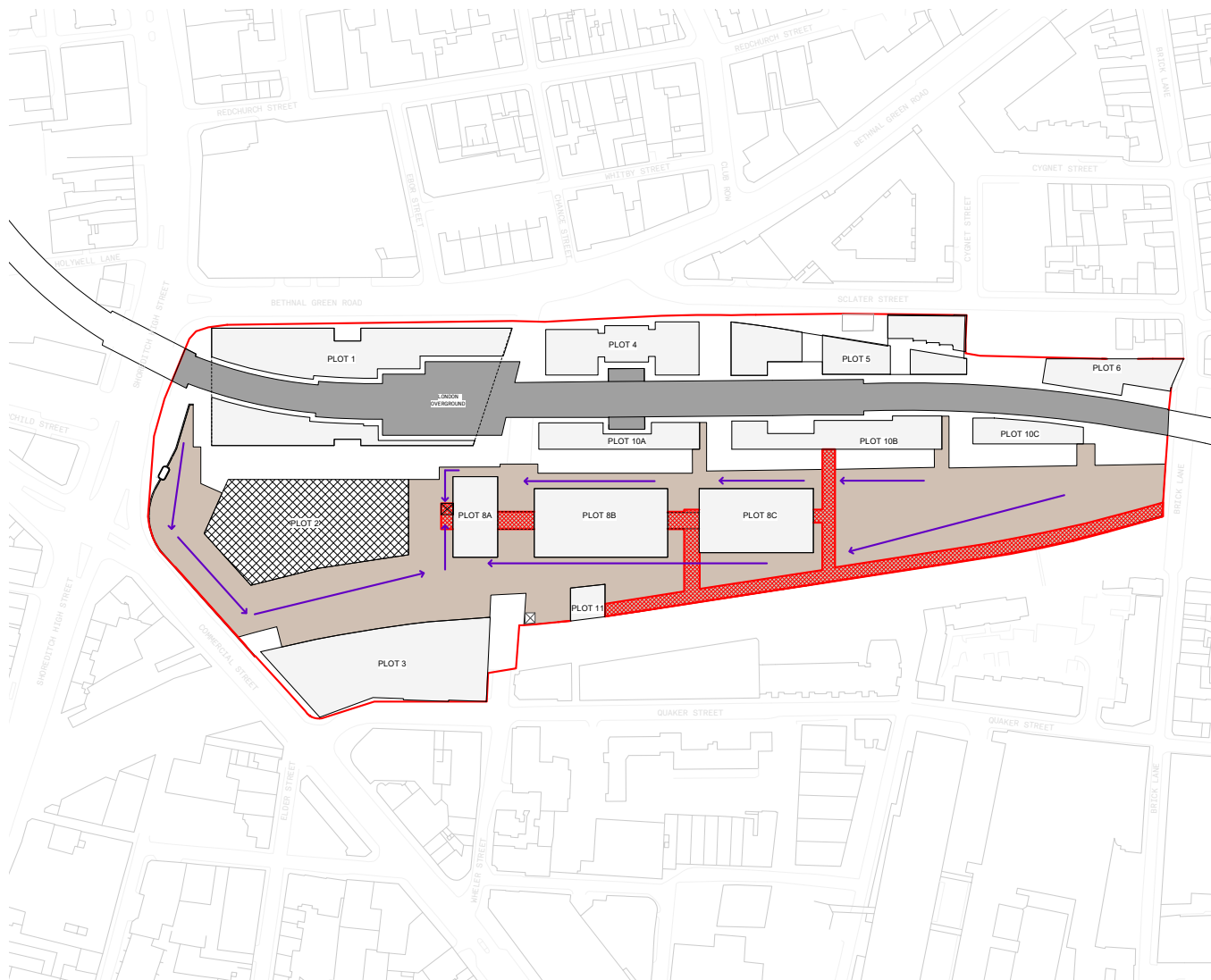


Fig 3.4.20: Podium Level Plan showing Function and Servicing

- Application Boundary
- Surface Water
- Multiple Services
- Full details submitted

3.4.12 Masterplan Emergency Overlay

The Illustrative masterplan incorporates 'managed' vehicular access onto the site from Bethnal Green Road, Wheeler Street and Brick Lane. The streets and lanes through the masterplan are pedestrian priority, with vehicle access limited to out of hours managed on-site delivery, service vehicles and infrequent emergency vehicle access.

Access to the platform level from a fire fighting perspective is via the pedestrian stairs. Plots 8 and 9 will be provided with wet riser systems to compensate for the walking distance. A vehicle service lift is allocated within the service yard of plot 5/10b, this allows emergency and service vehicles infrequent access to the platform level. Emergency vehicle routing around the site is provided on the servicing and emergency access parameter plans contained within the Design Guide that accompanies this application.

All buildings on the masterplan will have a dynamic lockdown procedure whereby people within the buildings can be quickly protected within should a marauding security threat from outside be instigated.

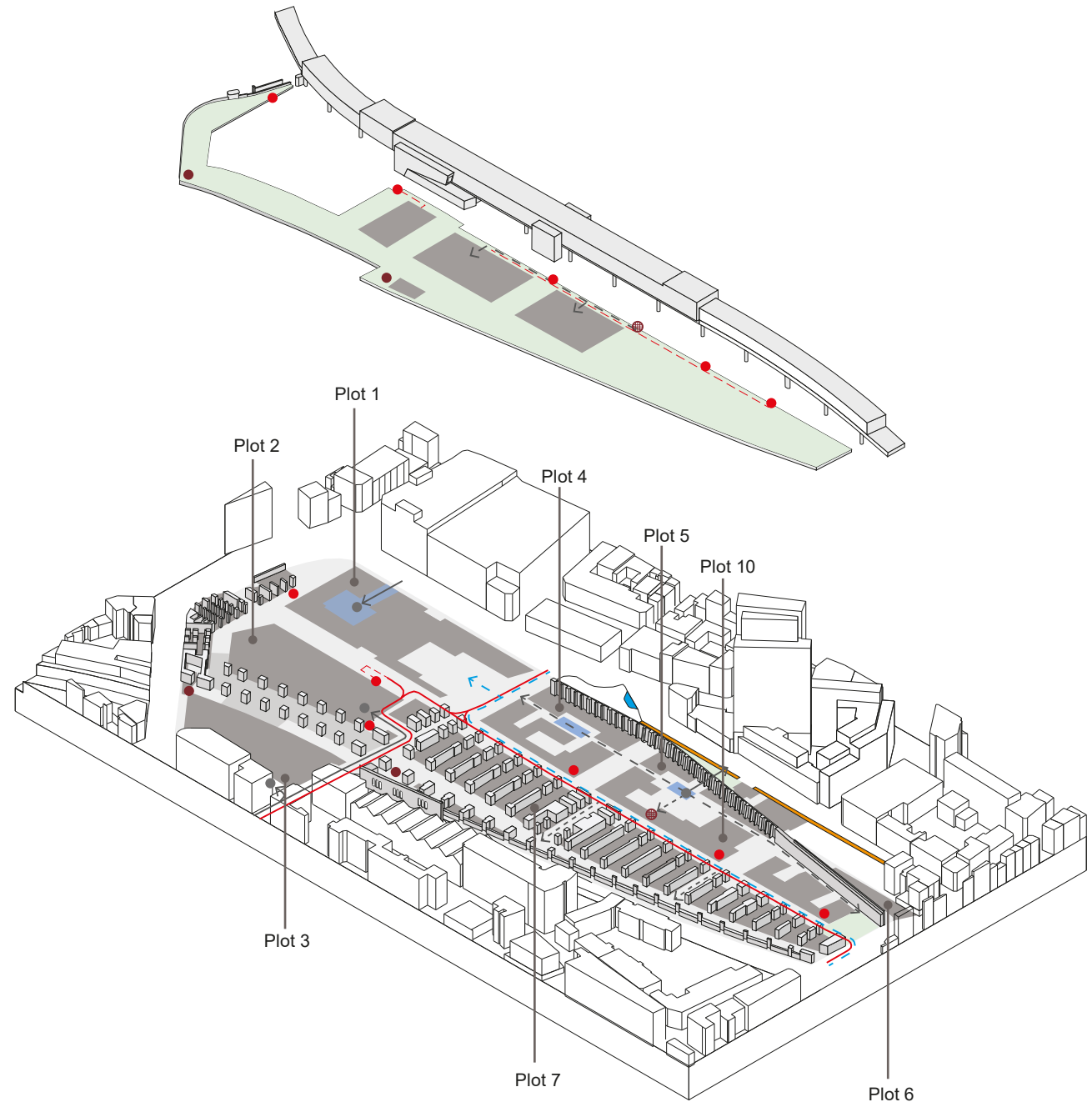


Fig 3.4.21: Exploded axonometric showing Emergency Overlay

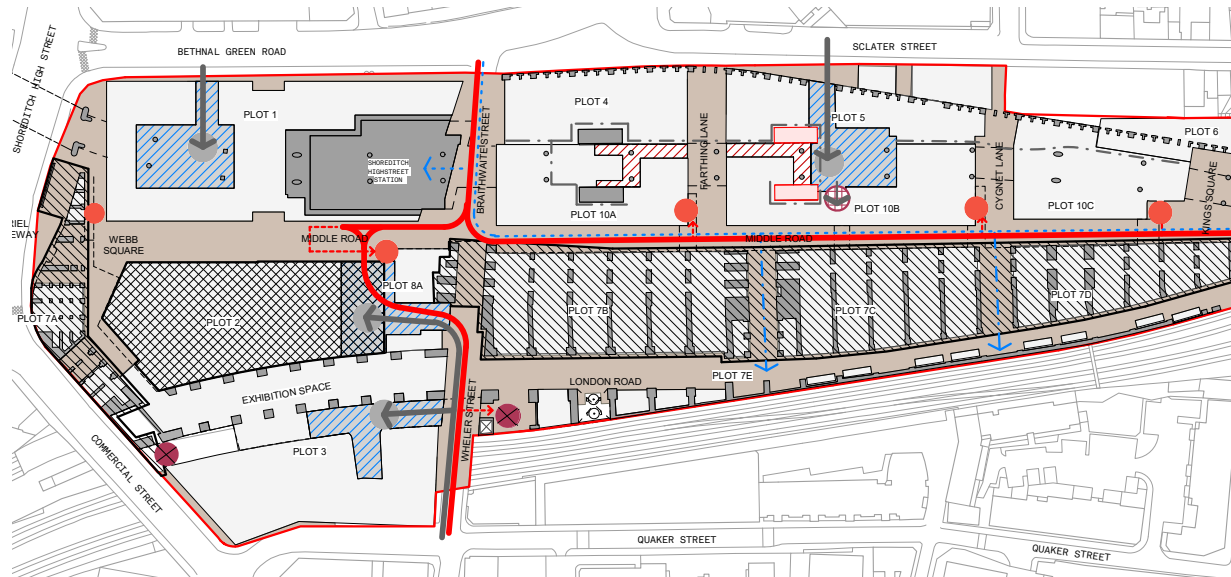


Fig 3.4.22: Ground Level Plan showing Emergency Overlay

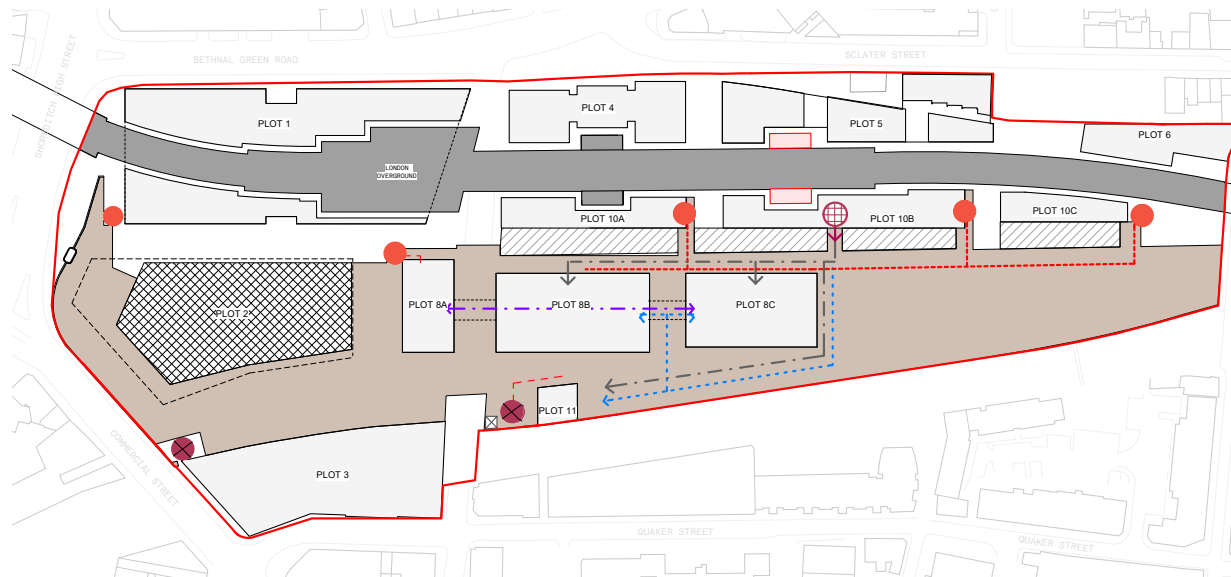


















Fig 3.4.23: PodiumLevel Plan showing Emergency Overlay

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|--|------------------------------|---|---------------------------------|---|-----------------------------|---|-------------------------|
|  | Application Boundary |  | Vertical Service Vehicle Access |  | Primary Service Access |  | Drop Off Zone |
|  | Vertical Circulation |  | Trollied Service Access |  | Out of Hours Service Access |  | DDA Mixed Use Bays |
|  | Vertical Circulation (Gated) |  | Zone for Horizontal Bridges |  | Emergency Vehicle Access |  | New Pedestrian Crossing |
|  | Principal Public Realm |  | Service Yard |  | Fire Access (on foot) |  | Full details submitted |

3.4.13 Masterplan Infrastructure Energy, Water and Sustainability

The Revised Scheme is based on sustainable design and construction principles as informed by planning requirements and industry best practice. It is on this basis that the site is utilising a sustainability framework based on five defined factors; i.e., the people, the building, the social network, the natural environment, and the economic aspects (these are explored in more detail in 'Section 10.0').

The outline strategy promotes passive measures in the first instance to reduce energy demand through energy efficient form, fabric and systems as well as energy demand reduction/management. Based on these influences, emerging changes to policy and focus on air quality, it is intended that the proposed masterplan will adopt an electric focussed strategy for heating, cooling and hot water.

It is anticipated that due to the site location, existing constraints and proposed building mix, photovoltaic (PV) panels are considered the preferred technology. Specific proposals will be detailed on a building to building basis.

A site wide sustainable urban drainage system (SuDS) for the site has been designed to achieve a greenfield runoff rate reduction for up to the 1 in 100 year + 40% Climate Change Storm event. The proposed attenuation storage systems will be at roof level, podium level or below the proposed external lower ground areas, whereby a combination of attenuation systems will be utilised (permeable/porous surface/surfacing, blue roofs and geocellular attenuation tanks) to accommodate the required attenuation storage.

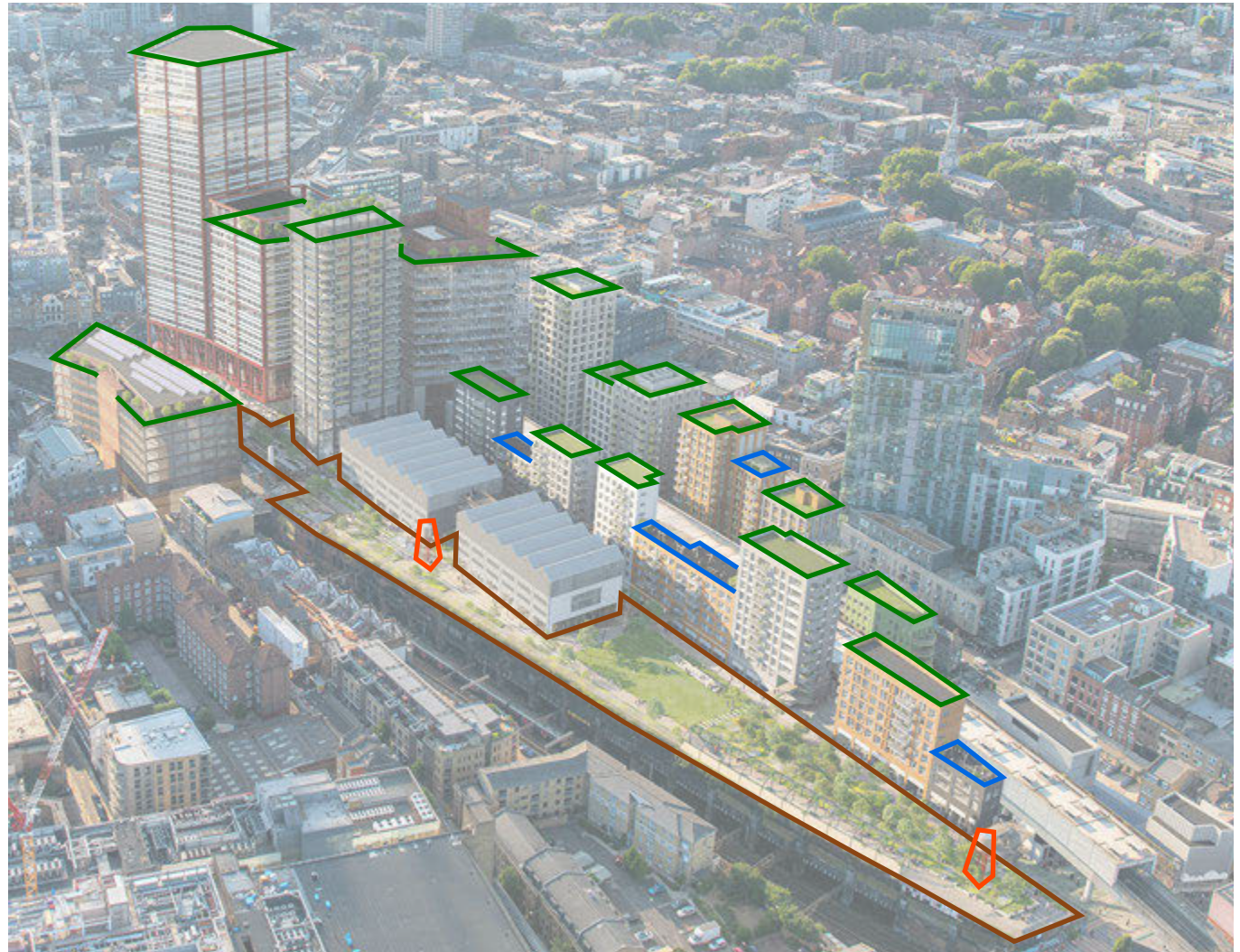


Fig 3.4.24: Aerial view highlighting selected proposed site wide sustainability measures

- Application Boundary
- Bio Diverse Roof (with attenuation crates)
- Blue Roof
- Water Towers for Irrigation of Landscaping
- Water Attenuation at Platform Level

* Note all measures are subject to detailed design and are shown in more detail in the drainage strategy that accompanies this application.



Fig 3.4.25: Masterplan roof plan



Fig 3.4.26: Bio-diverse, blue roof

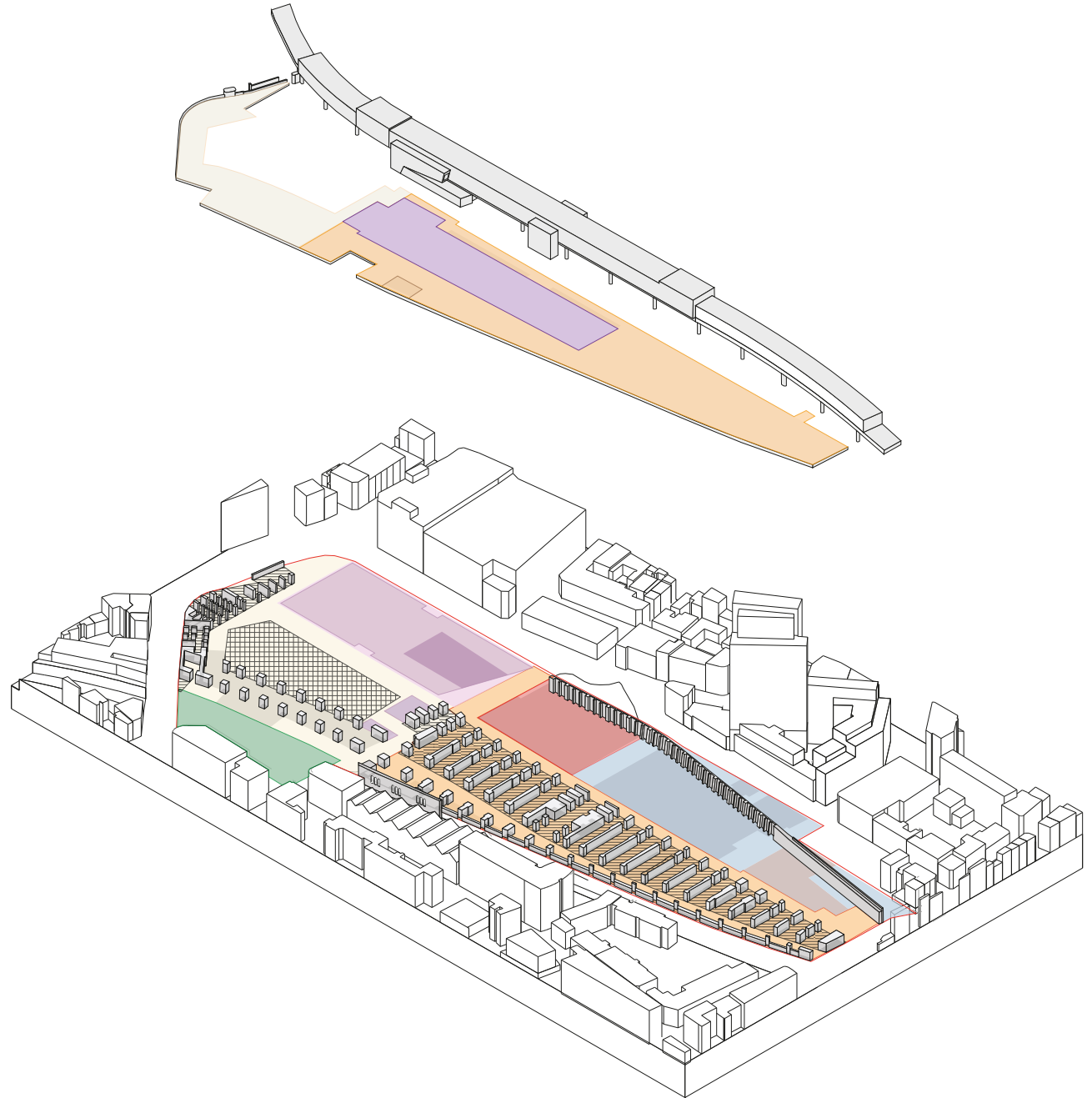


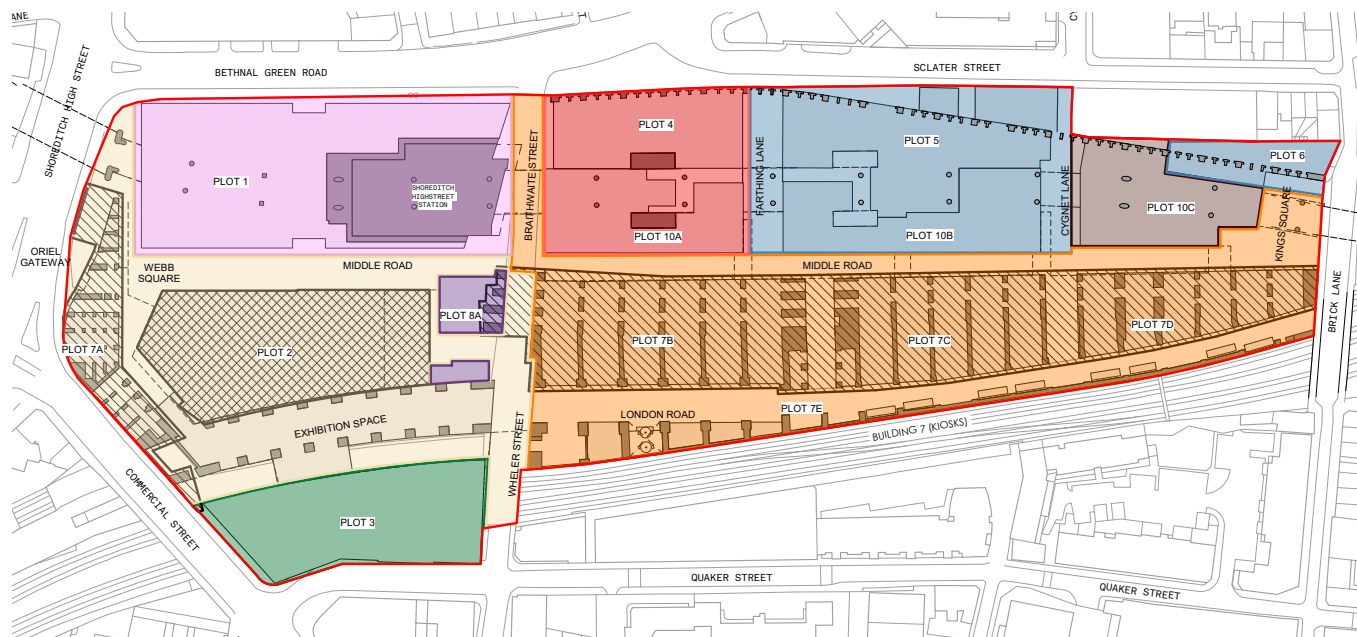
Fig 3.4.27: Proposed water towers

3.4.14 Masterplan Phasing and Delivery

The Illustrative proposed masterplan is to be brought forward in eight phases. These are likely to be as follows:

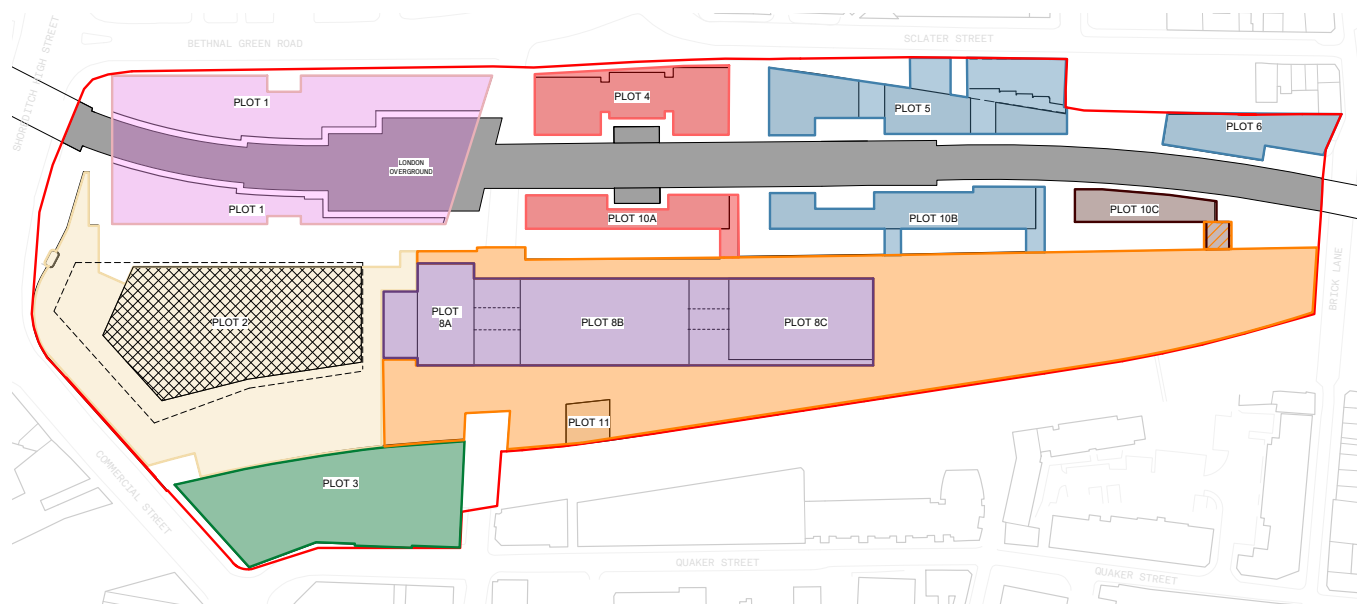
Phase 1	Plot 2, Plot 7a, Exhibition space, landscaping and associated highway works to Wheler Street
Phase 2	Plot 7, associated ground floor public realm street and Platform landscaping, highway works to Braithwaite Street
Phase 3	Plots 5, 6 and 10b and associated landscaping
Phase 4	Plot 8a, 8b and 8c and associated landscaping
Phase 5	Plot 10c and associated landscaping
Phase 6	Plot 1 and associated landscaping
Phase 7	Plot 4 and 10a and associated landscaping
Phase 8	Plot 3



















The works are anticipated to commence in the 1st quarter of 2021 and, given the scale of the Proposed Development, the current expectation is that these works will take up to 13 years with an end date of approximately 1st Quarter of 2034.

The project will be constructed in an environmentally friendly, sensitive manner and will meet the requirements of all relevant legislation, policies, codes of practice and standards. The application is accompanied by a Code of Construction Practice (CoCP), within the Environmental Statement.



-  Application Boundary
-  Building Extends Above (Projection)
-  Existing Retained Structure
-  London Overground Above
-  Full Details Submitted
-  Full Details and Listed Building Application Submitted
-  Phase 1
-  Phase 2
-  Phase 3
-  Phase 4
-  Phase 5
-  Phase 6
-  Phase 7
-  Phase 8

3.4.15 Masterplan for the Meanwhile

This site could provide multiple opportunities for creative temporary interventions in this highly creative part of London. An engaging arts-led meanwhile strategy would play on the creative strengths and celebrate the heritage and identity of The Goodsyard.

The following proposals are not fixed proposals but illustrative examples only of what might be possible opportunities.

3.4.16 Ongoing Activities that harness local culture and create a window into local heritage

Flexible, short-lived, nimble and mobile interventions that utilise local resources and new technology; e.g.: temporary installations in empty shops and existing shop-windows, on shop shutters, appropriate street furniture such as lamp-posts and bus stops, even in remote locations integrating smart technology.

To celebrate the everyday and the shared memories of the local community; e.g: 'portraits of other people'.

Reactivate vacant spaces to generate interactions between locals and new residents. E.g.: a hall for ping-pong tournaments

Create a 'room' hosting artist residencies in a range of disciplines; e.g.: writing & story-telling, music composition & radio broad-casting and so on;

- Create opportunities for new business concepts; e.g.: pay as you go cafe where people pay for the time they spend
- A network of temporary events sprouting across the site; e.g.: guided tours, film screenings, exhibitions, performances ...Towers & Periscopes: to provide visual access to and frame a 'view' of the building site.



Fig 3.4.30: Richard Wentworth: An Area of Outstanding Unnatural Beauty



Fig 3.4.36: Strange Cargo: Other People's Photographs



Fig 3.4.35: Verity-Jane Keefe: Print Matters - Transit Cinema



Fig 3.4.32: View Tube



Fig 3.4.31: Blue Brain: Location Awareness Album



Fig 3.4.37: Ivan Mitin: Ziferplat Cafe, Pay as You Go cafe



Fig 3.4.34: Various Artists: A Room for London



Fig 3.4.33: Musarc for Bold Tendencies 6: A Sonic View



Fig 3.4.38: Studio Weave & New Movement Collective: Nest



Fig 3.4.40: Frank's Cafe & Campari Bar:
Bold Tendencies & Hannah Barry Gallery



Fig 3.4.39: Roger Wade:
Boxpark, Shoreditch



Fig 3.4.45: The Decorators:
Ridley's Temporary Restaurant

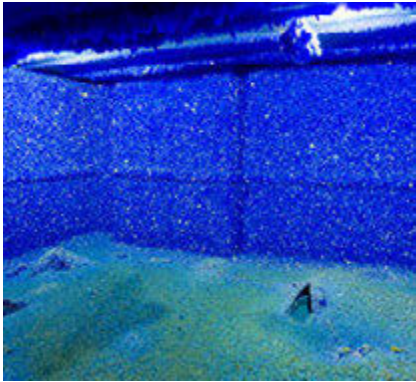


Fig 3.4.42: Roger Hiorns:
Seizure



Fig 3.4.41: Nick Franglen:
Urban Explorers / Allotment Legacy



Fig 3.4.46: Rachel Marshall:
Station X - Bletchley Park



Fig 3.4.44: Quentin Blake:
Wraps at Kings Cross



Fig 3.4.43: Studio Weave:
Floating Cinema



Fig 3.4.47: Richard Wentworth & Gruppe:
Black Maria

Key to the success of meanwhile uses is their integration with the local community.

It is considered that meanwhile uses tie in directly with ongoing community engagement and that the provision of facilities such as an on-site community hub would deliver the following benefits:

- A bridge between development / developer and community
- A visible marker for the site, an information point and accommodation providing the opportunity to involve a whole range of local projects and groups in a transparent way
- A base for ongoing engagement, community liaison group meetings, exhibitions and local events