

THE GOODSYARD

Environmental Statement Addendum Volume 2

September 2019 – Chapter 4 of 21

ballymore.



CHAPTER 4: ALTERNATIVES CONSIDERED AND DESIGN EVOLUTION

4.2 INTRODUCTION

4.2.1	Paragraph 2, Schedule 4 of the EIA Regulations requires the Applicant to provide: <i>“a description of the reasonable alternatives studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.”</i>
4.2.2	This chapter describes the reasonable alternatives considered by the Applicant, including the ‘do nothing’ scenario, and documents how the design of the 2015 Proposed Development has evolved into the Revised Scheme taking environmental effects into account.

4.3 ‘DO NOTHING’ SCENARIO

4.3.1	The consideration of alternatives, as required by the EIA Regulations, should address the evolution of the site in the absence of the development in question. This is known as the ‘do nothing’ scenario.
4.3.2	In the “No Development” alternative the site would continue to be vacant or occupied by temporary uses such as the current Boxpark and the Power League football pitches. The complexity of the site constraints places a number of restrictions on its development that have so far prevented comprehensive redevelopment since its previous use as a Goodsyard in the 1950s.In absence of the Revised Scheme the listed buildings would be subject to dereliction and deterioration.
4.3.3	The site is identified by the London Plan as located within the City Fringe / Tech City Opportunity Area and the Central Activities Zone with the potential to accommodate substantial numbers of new jobs and homes. Shoreditch is currently undergoing a process of regeneration which is reinforcing its character as a cultural quarter of national significance and which aims to make it both an important retail and creative business district. New developments such as ‘The Stage’ and ‘Principal Place’ are in close proximity and ‘The Goodsyard’ will complement the overall regeneration of the area.
4.3.4	This development would complement other developments within Shoreditch and the provision of open space would open up pedestrian linkages through the site and provide access to green space for new residents and the surrounding public.

4.4 ALTERNATIVE SITES

4.4.1	The Revised Scheme have been specifically designed to accommodate the unique constraints of the site, such as above ground and below ground railway infrastructure, the listed buildings including the arches and viaduct and other below-ground structures such as the BT communications Tunnel.
4.4.2	These constraints have restricted the locations of buildings and have required complex engineering solutions to enable development whilst protecting and enhancing the listed features. The intention of this development is to enable the site to reach its potential for an office and residential led mixed-use scheme despite these site constraints. Enabling the development of a brownfield site with good accessibility which has been vacant for a number of years adding to the regeneration of the local area and providing access to much need greenspace.
4.4.3	Therefore, no alternative locations for the Revised Scheme have been considered.

4.5 CONSIDERATION OF DESIGN ITERATIONS

4.5.1	The design development process is described in detail in the Design and Access Statement (DAS) which has been submitted in support of the Application. A summary of the progression of the current masterplan, the key principles behind the evolution of the design and the main alternatives considered is provided below.
4.5.2	<p>The following key design principles of the Revised Scheme have been consistent throughout the design development process and all the design iterations have considered the following main points:</p> <ul style="list-style-type: none">• retain heritage to bring character and integrity to the development;• new routes to bring appropriate scale to blocks;• generosity to the context;• generosity of space within - double level of public realm;• characterful, purposeful and usable spaces throughout;• respect cityscape with independent block structures;

- massing where appropriate; and
- mix of uses.

4.5.3 The design development process has taken account of the constraints and opportunities presented by the site, presented in **Figure 4.1**. The key constraints include:

- **The site location within two London View Management Framework (LVMF) views** - The Westminster Pier to St Paul’s Cathedral view cone includes a small portion of the site in the north west corner. The King Henry VIII’s Mound Richmond to St Paul’s Cathedral view cone includes a larger extent of the site to the south and west. There is a further non LVMF view from the South Bastion of Tower Bridge towards the site which restricts the height of buildings across the site to 142.5 m AOD to avoid negatively impacting the setting of the Tower of London World Heritage Site.
- **Below ground rail infrastructure** - The mainlines into Liverpool Street run in an open cut approximately 7 m below surrounding grade level, the full length of the southern boundary of the site. The twin tracks of the suburban lines are at a similar level to the north of the mainline but enclosed. A proposed 8-tracking scheme to the north of the suburban line would provide an additional two lines from Liverpool Street Station. Two tunnels carrying London Underground’s Central Line cross the site diagonally from the corner of Commercial Street and Quaker Street, under Wheler Street. The crown of the twin 12 ft diameter cast iron segmental tunnels is approximately 17 m below the surface of Braithwaite Street.
- **Other below ground infrastructure** - A secure British Telecom (BT) tunnel runs north-south across the site, almost directly below Braithwaite Street. A number of constraints and requirements have been identified in BT’s letter, including a piling exclusion zone of 2 m around the tunnel.
- **Basements and foundations** - Footings to the London Overground Viaduct create 45 degree exclusion zones beneath the pile caps. Existing basements contain historic accumulator rooms and the Sliver Rooms which are located between the suburban line and the main line railway cutting. Foundations to the boundary wall and Braithwaite arches have an assumed exclusion construction zone below ground.
- **Above ground rail infrastructure** – Shoreditch High Street London Overground Station is located at the western end of the site within LBH. The entrance is located on Braithwaite Street and the station sits below the London Overground Viaduct. There is a 2 m exclusion zone around the entrance and a future zone for an escape stair should the station need to expand. The London Overground Viaduct comprises a new rail line constructed on a raised viaduct running east-west across the site. The raised platform and station is a concrete box supported on concrete columns. The foundation system comprises of pile foundations with pile caps located at each pier and escape stairs / lifts.
- **Heritage Assets** – The Braithwaite Viaduct, Forecourt Wall (to the west), gates and Oriel are Grade II listed. The Boundary Wall has a medium to high level of significance for historic interest. The Weavers’ Cottages and former Mission Room have a medium to high level of significance for historic interest. An additional Victorian building is identified by Historic England as having heritage value.

4.5.4 The opportunities for the Revised Scheme include:

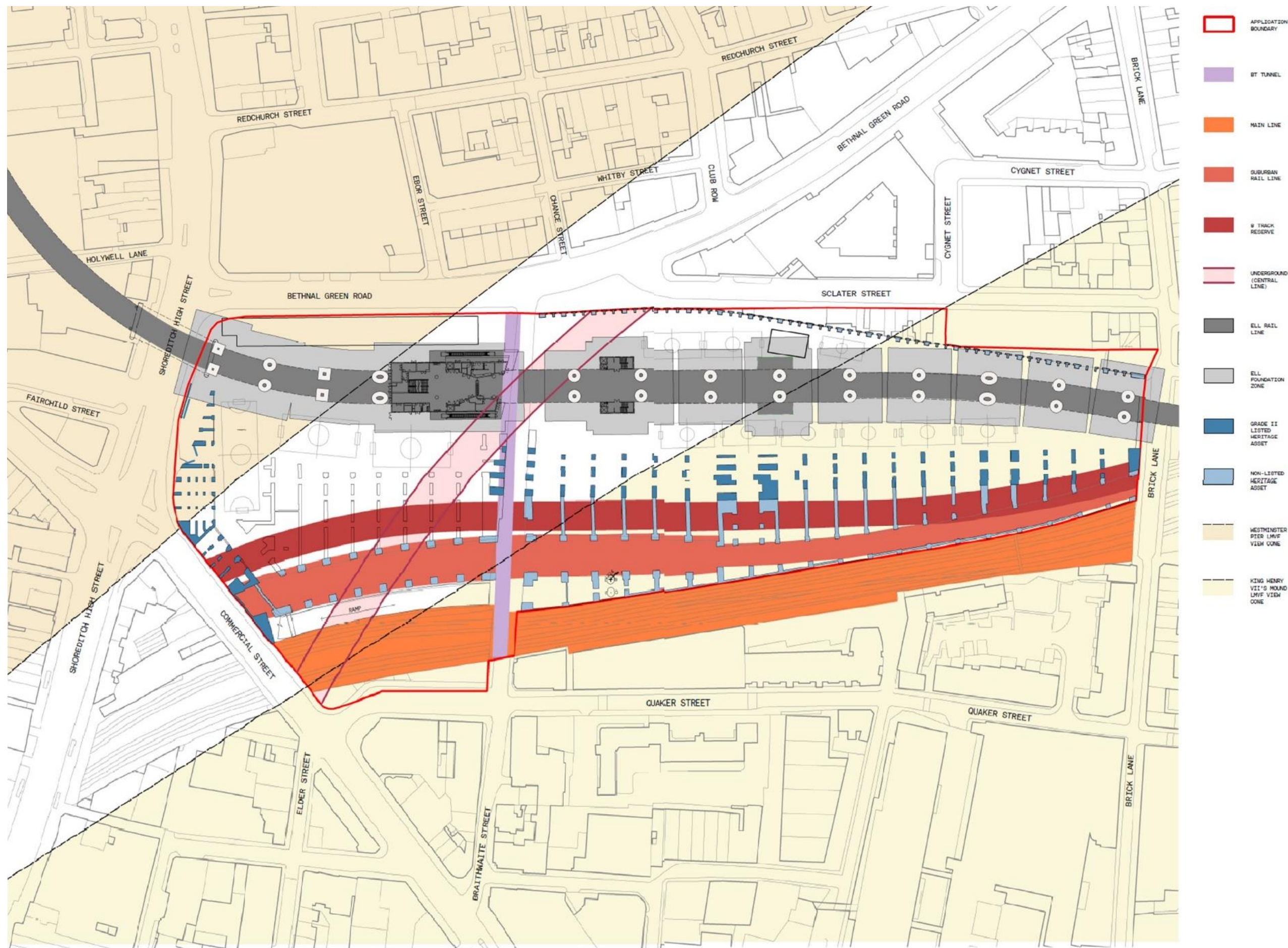
- retaining and reusing the site’s heritage assets and existing structures;
- creating safe publicly accessible spaces, green space and animated streets connecting the site to its context – including new and improved east-west and north-south routes as well as public open space; and
- supporting a mix of uses across the site, including a diversity of scale of retail units, a cultural venue and approach to arts and culture, hotel, office and residential space.

Design Evolution

4.5.5 The planning application for the Proposed Development was originally submitted in 2015 for a mix of residential, office and retail use. That original design had gone through a process of consultation with the public, boroughs and other consultees. Some of the alterations to the conceptual masterplan that were made as a consequence of this consultation included:

- improvements to the access points to the park to increase visibility;
- the use of brick in many of the building facades;
- the retention and restoration of the original boundary wall of Bishopsgate Goodsyard, the Oriel Gateway, the Weavers’ Cottages and Mission Chapel on Sclater Street; and the non-listed arches to the east of Braithwaite street.
- retention of the historic alignment of London Road;
- amendments to the massing strategy, including the splitting of buildings to create more levels, the preference of the appearance of a greater number of more slender buildings, and the reduction in height of many buildings;
- the location of the majority of taller buildings, and of office and commercial space to the west of the site;
- more active frontages onto each of the routes through the site;
- the introduction and refinement of Plot 3 to comprise a commercial building straddling the railway line; and,
- the retention of the historic jack arch over London Road, lit through openings to the rail side wall.

Figure 4.1 Existing Site Constraints



4.5.6 Figures 4.2 and 4.3 shows the 2015 illustrative masterplan for the Proposed Development.

Figure 4.2 Final Illustrative Masterplan for the 2015 Proposed Development – Ground Floor

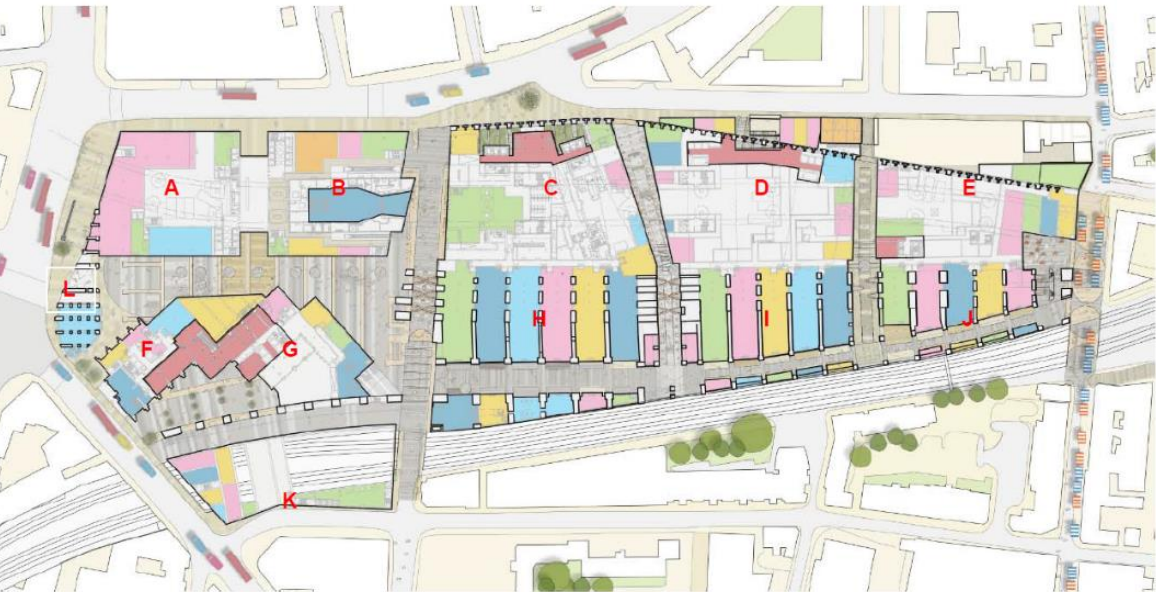
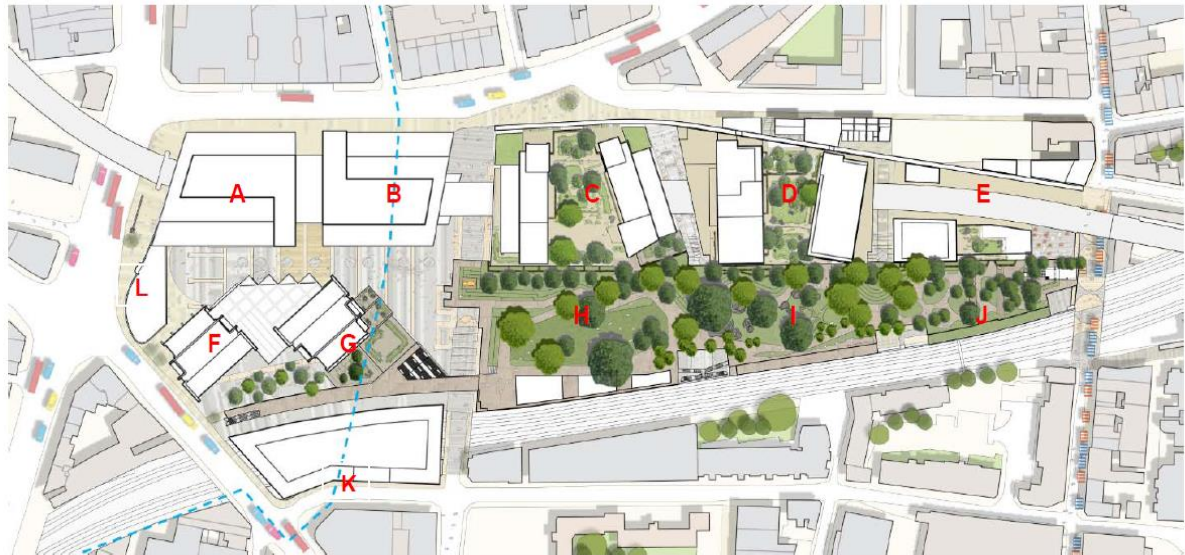


Figure 4.3 Final Illustrative Masterplan for the 2015 Proposed Development – First Floor



- 4.5.7 Following submission of the planning application in 2015, the then Mayor of London directed that he would act as local planning authority for the purposes of determining the Application on 23rd September 2015.
- 4.5.8 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 3 Report.
- 4.5.9 Following the subsequent Mayoral 'call in' of the Application in September of 2015 the Applicant and design team have been working through feedback received on the Proposed Development.
- 4.5.10 Over the last 18 months the design evolution has progressed through key stages:
- testing the concept;
 - Mayor's Design Advocates (MDA) Review and GLA Feedback;
 - post consultation design evolution;
 - residential optimisation and further collaboration with LBTH, LBH and Historic England; and,
 - finalising the proposals.
- 4.5.11 These have been discussed in the following section.

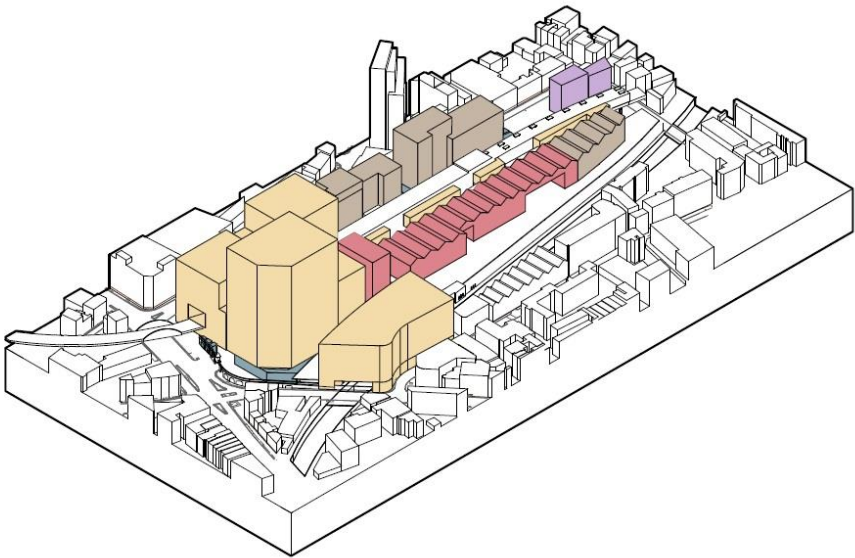
Testing the Concept

- 4.5.12 The conceptual proposal was explored in more detail and its strengths and weaknesses were assessed.
- 4.5.13 These refinements were applied to:
- the office floor plates;
 - the relationship between the development and the Oriel gateway;
 - the scale and amount of the blocks at platform level, including further flexibility to accommodate either housing or hotel use;
 - denser solutions to provide the housing units needed for the buildings on Slater Street; and
 - the relationship between Plot 1 and the Tea Building.

MDA Review and GLA Feedback

- 4.5.14 Illustrative designs for each of the development plots were produced, and an iterative design process tested the functionality, character and scale of the proposed design. This process resulted in a revised masterplan and conceptual building designs.
- 4.5.15 The revised masterplan was presented to the MDA and formal feedback was as follows:
- endorsement of the overall strategic approach to the ambition 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; and,
 - 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.
- 4.5.16 Concurrently the team received initial 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.
- 4.5.17 One change to the masterplan undertaken at this time in response to concern about the loss of a park was to remove the larger Plot 9 and replace it with a smaller single storey retail building "The Pavillion", on Plot 11.
- 4.5.18 These comments led to further refinement and the design development which was then shared at a public consultation in November 2018.

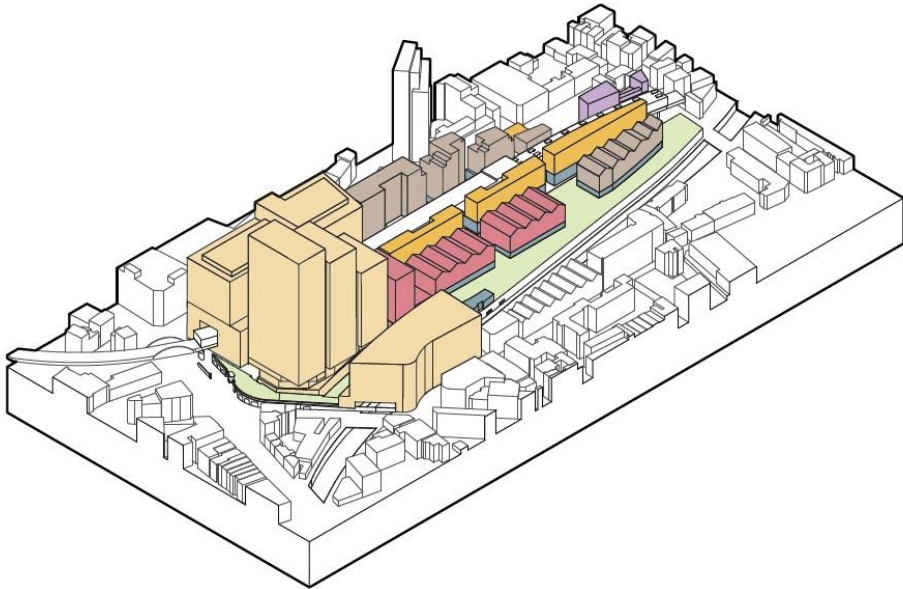
Figure 4.4 South west axonometric of the proposals as shared with the MDA and GLA during consultation



Post Consultation Design Evolution

- 4.5.19
- During the next phase of design evolution the team considered the consultation comments, synthesizing public opinion and regular consultation with the GLA’s planning team and other stakeholders.
- 4.5.20
- Particular focus was given to issues of density. The design team worked to identify elements of the development where scale and quantity could be increased without having an adverse effect on the surrounding context. In addition, further analysis was undertaken on the quantum of public realm and the team worked to ensure the masterplan delivered on the aspiration to provide an increase in publicly accessible space. Further refinement was brought to the design regarding functionality, circulation, servicing and security.
- 4.5.21
- Further consultation with the GLA and boroughs generated feedback that contributed to continual refinement of the proposals as outlined below.

Figure 4.5 South west axonometric of the proposals as shared at public consultation



Finalising the Proposals

- 4.5.22
- The final phase of the design development focused on questions raised by the GLA post the consultation event.
- 4.5.23
- The GLA requested that Building 2 be developed in detail so that the relationship between Building 2 and the Oriel gateway could be explored and allow the refinement of the building’s geometry with the ground floor heritage structures.
- 4.5.24
- The detailed design for building 2 challenged and refined the maximum outline parameter. 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. This is presented in **ES Addendum Chapter 5 The Revised Scheme and Construction**.
- 4.5.25
- The GLA and the Boroughs requested that a residential optimisation study was undertaken specifically looking at Building 4 and 5 and converting Building 10 into residential use. This was explored and resulted in the uplift on the maximum parameters, increasing the scale of Building 4, 5 and 10 to deliver additional residential accommodation. The key limiting factor on the scale of the buildings in this location was the potential for daylight and sunlight effects on the Sclater Street and beyond.

Wind Microclimate Design Changes

- 4.5.26
- During the detailed design process, the wind microclimate assessment identified a number of mitigation measures as outlined in **ES Addendum, Volume 2, Chapter 10: Wind Microclimate**. Wind tunnel testing identified horizontal fins and a projecting canopy to be the most effective mitigation measures. These measures needed to be solid, rather than perforated, for effectiveness. A number of design options were considered for the fins and canopy (Figure 4.7) including solid steel, clear and cast glass, and whether the glass fins are fully framed or just supported by the painted steel. In response to consultee comments, the option selected utilised clear glass with a steel support and open front edge for the canopy and horizontal fins, which was considered to have the least visual impact.

Figure 4.6 South west axonometric of the proposals as submitted

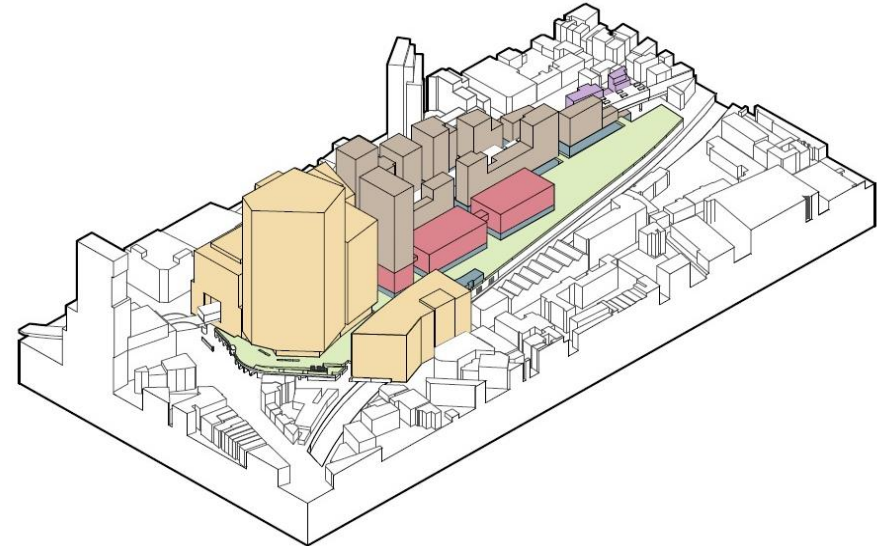
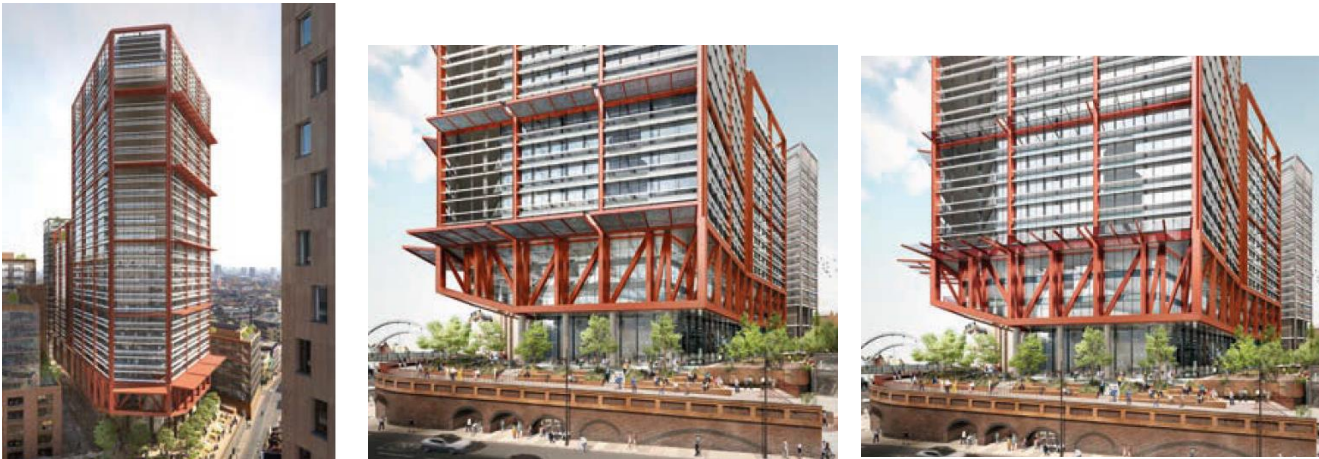


Figure 4.7 Options considered for the canopy on Building 2 – (left to right) solid steel, framed cast glass, supported clear glass.



4.6 SUMMARY AND CONCLUSIONS

- 4.6.1
- Alternative locations for the Revised Scheme were not considered due to the specific design of this development to accommodate the unique constraints of the site, and the importance of the site in plans for the City Fringe / Tech City Opportunity Area.
- 4.6.2
- The Proposed Development was submitted in 2015. Several iterations of the design for the site were tested with the public and with key consultees including LBTH, LBH, the GLA, the MDA and Historic England.
- 4.6.3
- In light of the feedback, a new conceptual proposal was put forward and the strengths and weaknesses were assessed in line with the feedback and site constraints. In particular, the height of a number of buildings was substantially reduced, to limit the effect upon surrounding daylight and sunlight amenity and potential effects on protected views. This was to address the concerns raised by the Mayor in the Stage 3 Hearing Report in April 2016.
- 4.6.4
- The masterplan was presented to the MDA and Boroughs and formal feedback led to an increase in green open space, a rebalancing of heritage and new architectural features, and reconsideration of residential units.
- 4.6.5
- The refined masterplan was then taken to public consultation. Further attention was given to density and scale and to increasing the size of public realm.
- 4.6.6
- Further consultation identified a need to submit detailed planning application for Building 2 and to undertake a residential optimisation study. As a result of this work, the plans for Building 2 were further refined, the scale of Buildings 4 and 5 was increased, Building 10 was converted to residential use, Building 8 was converted to mixed residential and hotel use. Building 9 was removed to provide further public realm at platform level and replaced with a single storey retail building, “The Pavilion”, on Plot 11.

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