



# THE GOODSYARD

Design Guide - Revision A

May 2020 - Part 5 of 6



ballymore.





## 4.0 PLOT DESIGN GUIDELINES

## 4.1 RESIDENTIAL STRATEGY

The residential strategy seeks to deliver high quality homes which all meet, as a minimum, nationally described space standards.

The residential development is laid out to line the north and south sides of the London Overground Viaduct, in a coherent manner, to deliver a series of new streets and spaces around the buildings, extending the surrounding network.

Dual aspect homes will be maximised and the layouts will be carefully designed paying particular diligence to the position of and relationship with the existing Overground structure.

The proposed residential buildings will create a new neighbourhood area where all residents will have easy access to the range of amenities offered by the revised scheme, green and open spaces as well as easy access to public transport.

The public open space provided within the Revised Scheme will be overlooked and accessible from the residential plots, offering amenity and playspace area.

The site-wide residential strategy will be delivered in accordance with the adopted housing policies for both the GLA and LBTH.

The Design Guide does not seek to repeat policies, strategies or rules contained within other relevant guidance documents, but it is intended to sit alongside and be used in tandem with such documents. Where discrepancies occur between the differing housing policies LBTH will take precedence.

*As described in the Development Specification, the Revised Scheme will deliver a mix of tenures across the whole site which will be delivered through a phased approach.*

This will ensure that affordable housing units are well integrated into the development and the strategy will deliver a range of sizes and type.

*Single aspect north facing units will be avoided where possible.*

The Draft London Plan states that single aspect north facing units should not be permitted. However, due to site constraints, this is not always possible.

*All residential accommodation will be designed to Lifetime Homes standard as a minimum.*

*All residential units will be provided with private open space in the form of a balcony, garden, terrace or winter garden, and will align with the standards identified in the adopted London Plan and Draft London Plan.*

This will ensure that adequate private outside space is provided relative to the size of the residence.

*Private open space is to be provided in the form of projected or recessed balconies. Balconies will not project beyond 2m from finished building face and should be a minimum of 1.5m in depth and width.*

This will ensure that adequate private outdoor space is provided and allows for a greater amount of space than the stated policy guidance.

*Playspace for the age of under 5 will be provided on plot for each of the residential buildings.*

This will ensure that adequate space for play and informal recreation is allowed for within each building.

*Principal access and egress points to residential buildings will be from grade (ground level).*

*All residential buildings will have visible entrances from streets and lanes and be clearly identifiable.*

This will ensure that the buildings have high quality entrances that are accessible and fit for purpose.

*All residential units will have communal refuse storage and cycle storage facilities within the plot.*

*All residential units will be designed to be 'tenure blind' from the outside.*

This will ensure that affordable housing will be well integrated within the scheme.

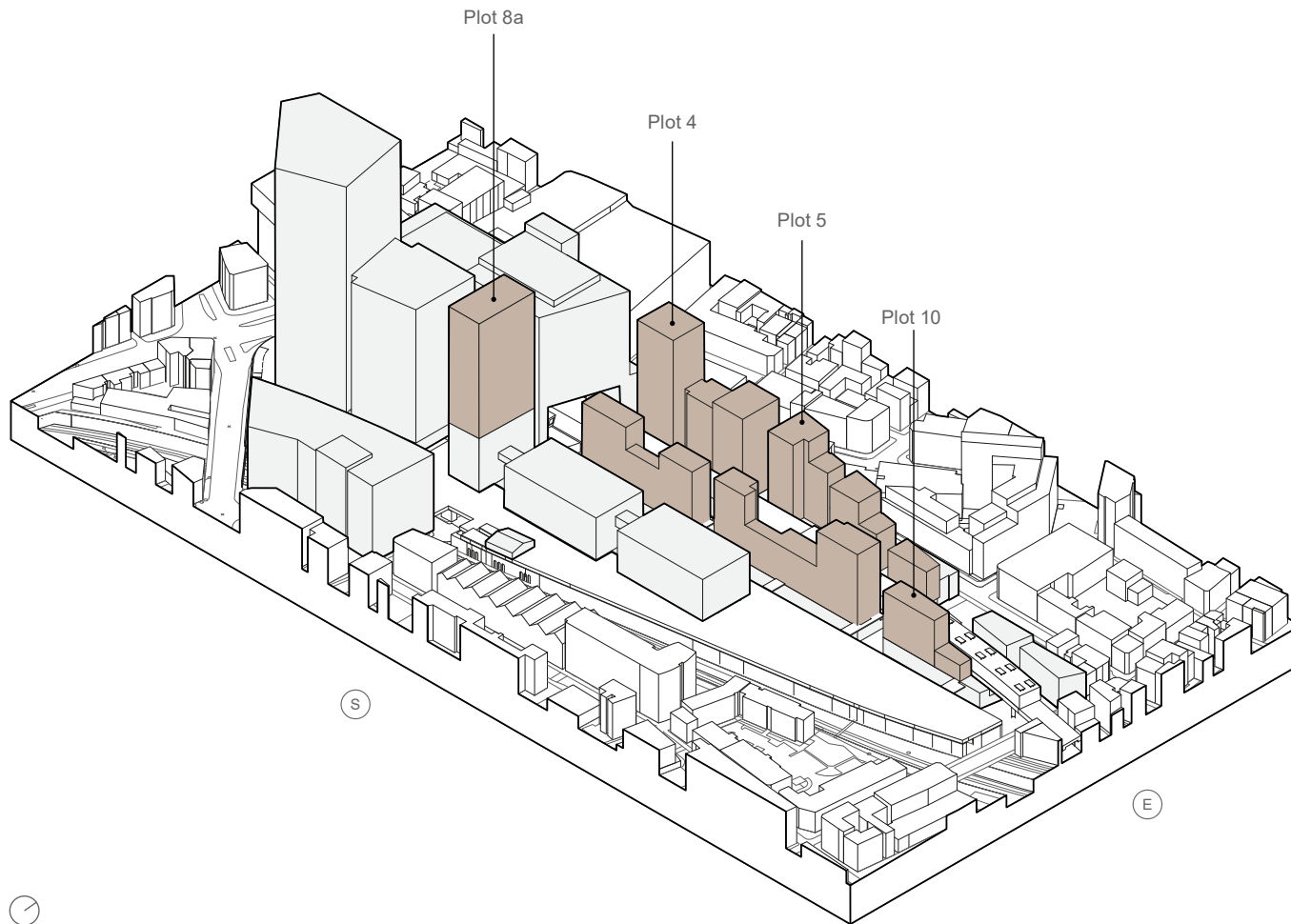


Fig 4.1.1: Buildings covered by residential strategy guidance

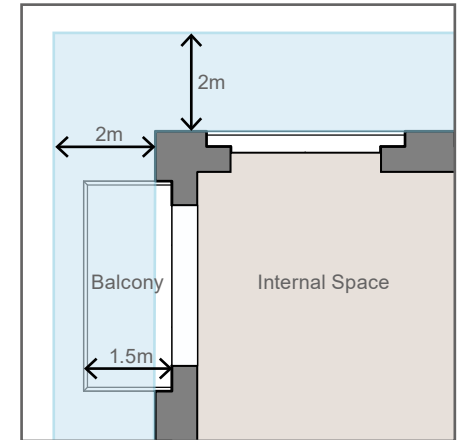


Fig 4.1.2: Projecting balcony diagram

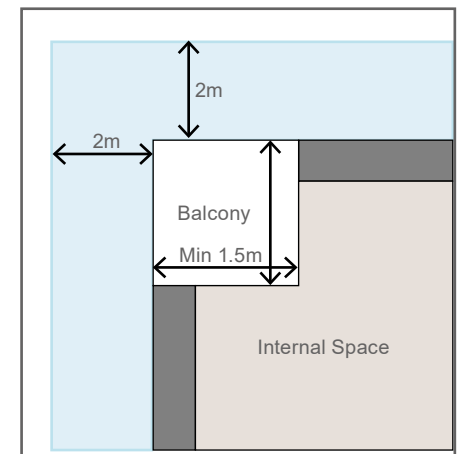


Fig 4.1.3: Set back balcony diagram

2m max balcony zone

---

#### 4.1.1 Design Guide Overview

The adjacent extract (Fig 4.1.4) provides an example Design Guide page layout and clarifies and defines specific elements that stakeholders should be aware of.

#### 4.1.2 Design Element (Bold Black Text)

Is the topic, element or subject that the rules and explanations are expanding upon.

#### 4.1.3 Design Rule (Blue Italic Text)

A rule that a designer must follow as part of the reserved matters submission.

#### 4.1.4 Design Explanation (Black Standard Text)

Supplementary text that explains the purpose of the rule.

Note: Content has been deliberately obscured to allow reviewers to establish the format of the page layouts used throughout this section.

Design element

#### 4.2.11 Articulated Form

The proposed massing must be composed so that the building appears as two separate blocks (east and west).

Design rule

This will be achieved by shifting the mass of the upper levels to create a difference in height between the blocks, with a lower block to the west. It will be enhanced through the clear articulation of the central circulation route that will separate the blocks. The blocks will be further broken down in scale through set-backs in the elevations at the upper levels.

Design explanation

When combined, the shifts in the massing ensure that the building proposed on this plot is generous to its context, builds strong relationships with its neighbours especially the Tea Building, and has a scale and proportion that is an appropriate response to its use and contextual influences.

The building shall consist of 5 key elements, namely, a defined base relating to the existing Boundary Wall on Slater Street, a plinth, a body, a crown and a link.

This approach, making the building a composition of parts, provides the designer with tools to deploy and create the necessary relationships with neighbours and context, in particular the Tea Building, whilst also providing opportunity to create a building that is composed to deliver legible proportions, reflecting internal uses.

#### 4.2.12 Building Maximum and Minimums

The plans, sections and 3D diagrams opposite define the maximum and minimum proposed extents for the building in both vertical and horizontal direction.

Both the minimum and maximum extents have been tested as part of the Environmental Statement (ES).

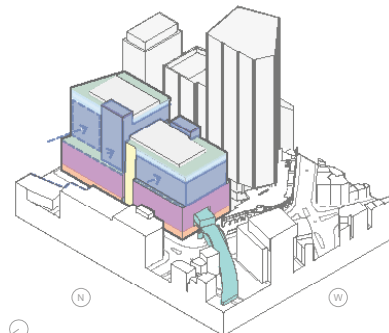


Fig 4.2.16: North west massing axonometric

Base - Active Frontage  
Link - Set back to define public route  
Plinth - Scale to match context

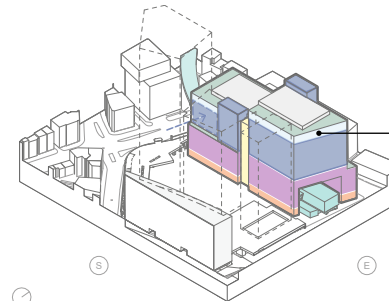


Fig 4.2.15: South east massing axonometric

Body  
Body - Set Back to define plinth  
Crown

London Overground  
Accessible roof terraces

Supporting diagram

Diagram key

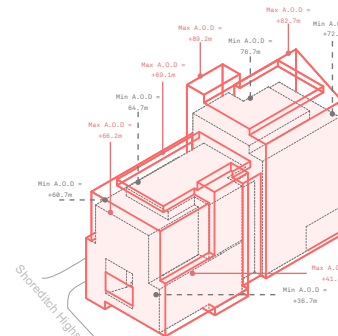


Fig 4.2.17: South west axo - minimum and maximum parameters

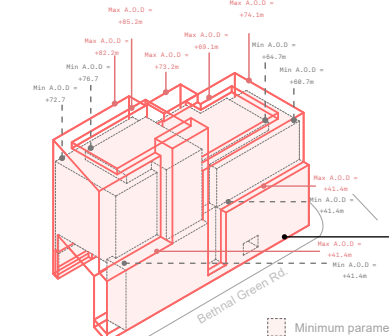


Fig 4.2.18: North east axo - minimum and maximum parameters

Minimum parameter  
Maximum parameter

Supporting diagram

Fig 4.1.4: Overview example Design Guide page layout

## 4.2 PLOT 1

### 4.2.1 Use and Quantum

*Plot 1 will be a multi-layered, mixed use building made up of retail and office uses.*

This supports the wider masterplan strategy to create a cluster of office uses to the west of the site within the mixed use masterplan.

### 4.2.2 Quantum of Uses

*The maximum and minimum areas by use class are identified on tables Table 4.2.1 - Table 4.2.2.*

A maximum and minimum quantum enables the detail design to evolve and be tailored within the defined parameters and meet future market demands.

Within the areas shown, there are two options for use class at ground and platform level, offering the flexibility for office or retail use to meet future market demands. This also gives the option for the office space within the lower floors to be independent from the main office entrance, with their own front door access from the street.

### 4.2.3 The Ground Level

*The Ground floor level will be predominantly Retail (A uses), with servicing / ancillary, and Office (B1 use). An internal service yard is to be provided to support the building activities.*

This will ensure an active ground plane and provide animation to the street.

### 4.2.4 Plinth Levels

*Smaller scale, single aspect office space shall straddle either side of the London Overground.*

This format offers a variety of floor plate sizes that can appeal to a mix of tenant requirements, specifically those requiring smaller floor areas. This makes best use of the site area either side of the London Overground Viaduct.

### 4.2.5 Upper Levels

*The typical upper office plans should be double aspect and designed to be as open and flexible as possible. The design should allow the opportunity for atria spaces within the plan and particularly in the 'link' section between the east and west blocks.*

This will allow maximum flexibility for the detail design to evolve and meet with specificity the demand of potential occupiers.

### 4.2.6 Area Flexibility

4.2.7 The tables below (Table 4.2.1 and Table 4.2.2) indicate the minimum and maximum area parameters for the Plot; it should be noted that the sum of the maximum areas by use for the Plot exceeds the figure shown in the total maximum. This allows for a degree of flexibility in the distribution of uses within the Plot (see 4.2.2).

Level	Retail GEA m <sup>2</sup>	Office GEA m <sup>2</sup>	Plant/ Ancillary GEA m <sup>2</sup>	Total GEA m <sup>2</sup>
<b>Total</b>	<b>945</b>	<b>54,230</b>	<b>7,038</b>	<b>61,572</b>

Table 4.2.1: Plot 1 maximum GEA

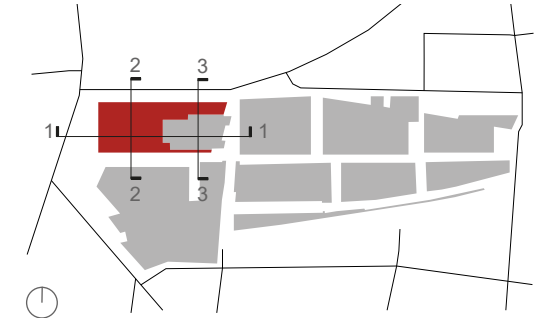


Fig 4.1.5: Plot location key

Level	Retail GEA m <sup>2</sup>	Office GEA m <sup>2</sup>	Plant/ Ancillary GEA m <sup>2</sup>	Total GEA m <sup>2</sup>
<b>Total</b>	<b>631</b>	<b>36,504</b>	<b>4,637</b>	<b>41,344</b>

Table 4.2.2: Plot 1 minimum GEA



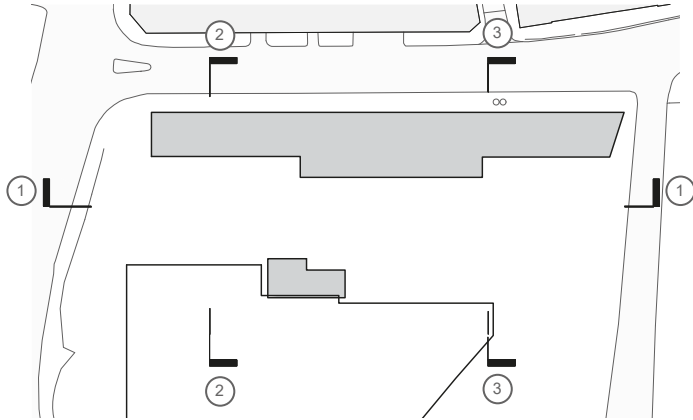


Fig 4.2.1: Typical use at basement level

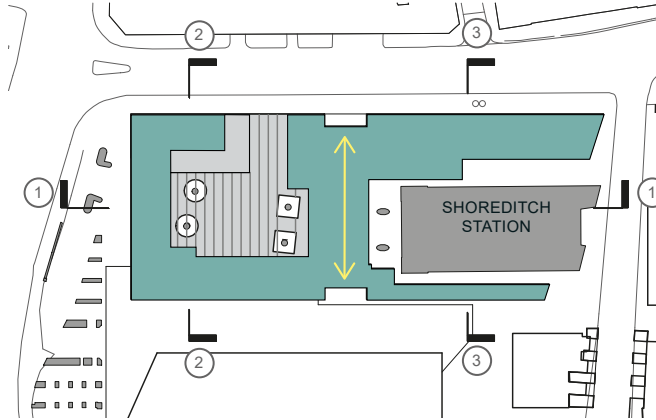


Fig 4.2.2: Typical use at ground level

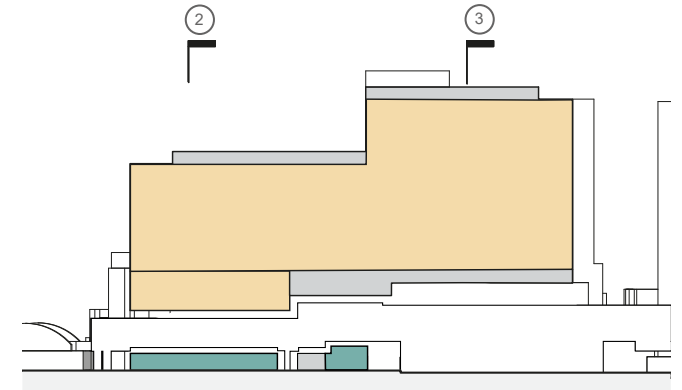


Fig 4.2.5: Typical use split, long section - 1

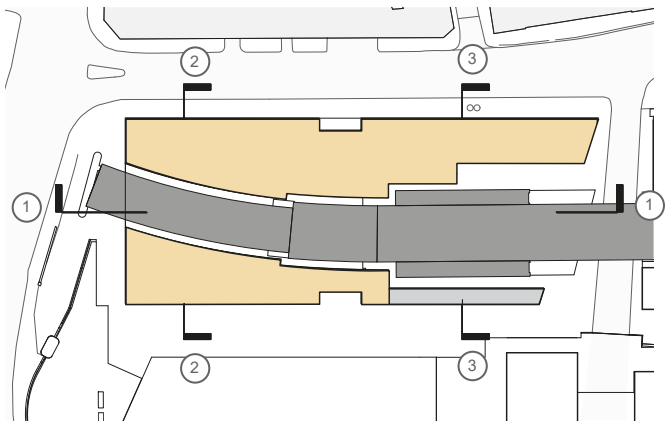


Fig 4.2.3: Typical use at lower to middle levels

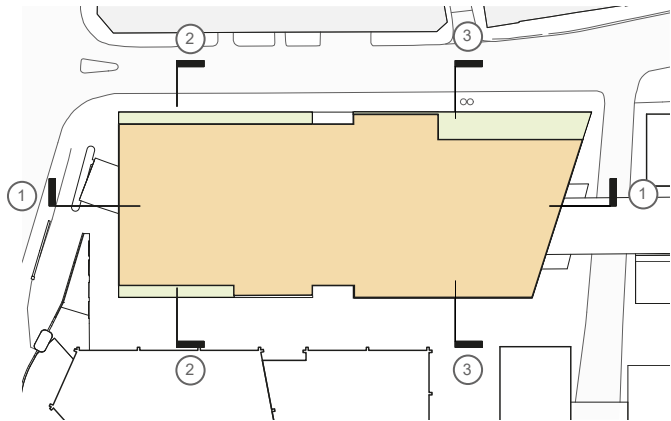


Fig 4.2.4: Typical use at upper levels

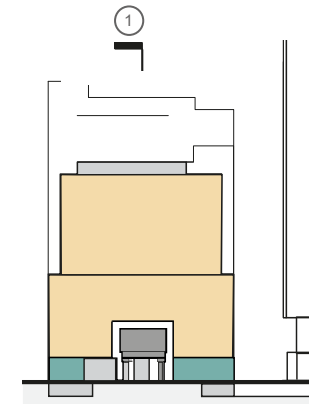


Fig 4.2.6: Typical use split short section - 2

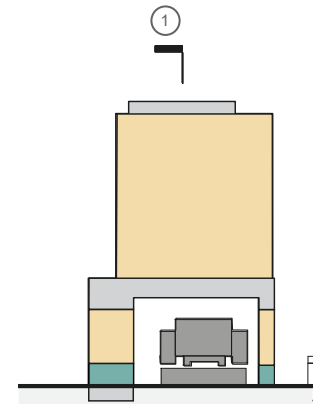


Fig 4.2.7: Typical use split short section - 3



#### 4.2.8 Scale and Massing

*The building design should respond to the influences of the Tea Building on Bethnal Green Road, in particular the parapet level at the junction with Shoreditch High Street. The top of the plinth level should not be at a lower level to the Tea Building parapet on the western block.*

This is to ensure there is a scaled street relationship between the two buildings and to ensure the new building does not detract from the Tea Building's presence or significance in the street.

*The building must have an urban design relationship with the Tea Building and not detract from the prominent corner of the Tea Building on the approach from the south.*

The corner of the Tea Building is an important townscape moment with historic value and should be maintained. The new proposal should not compete with this feature. Refer to the TVIA view 65 for further information.

*The building should not appear as a continuous building in length along the street. The 'link' between the blocks should not be solid at street level and should not appear in the same building line as the main blocks.*

This will help to reduce the scale of the building within the street and help the building to have a contextual relationship with the surrounding masterplan. The link is important in defining a visual pause along the length of the building.

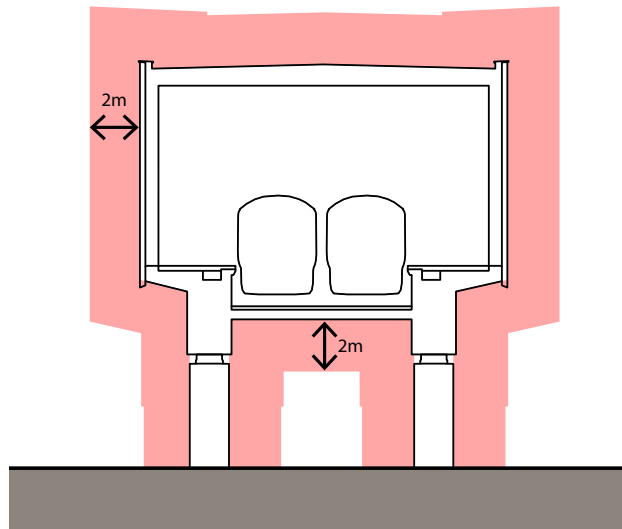


Fig 4.2.8: Typical London Overground Exclusion Zone

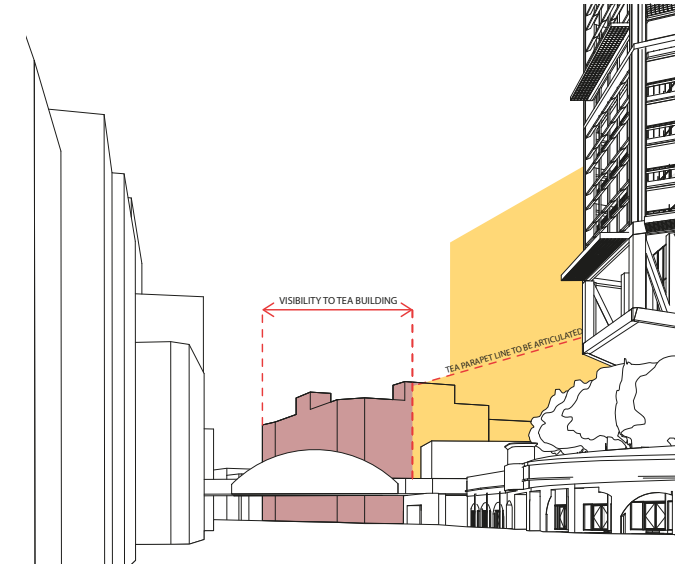


Fig 4.2.9: Appropriate visibility of Tea Building from south

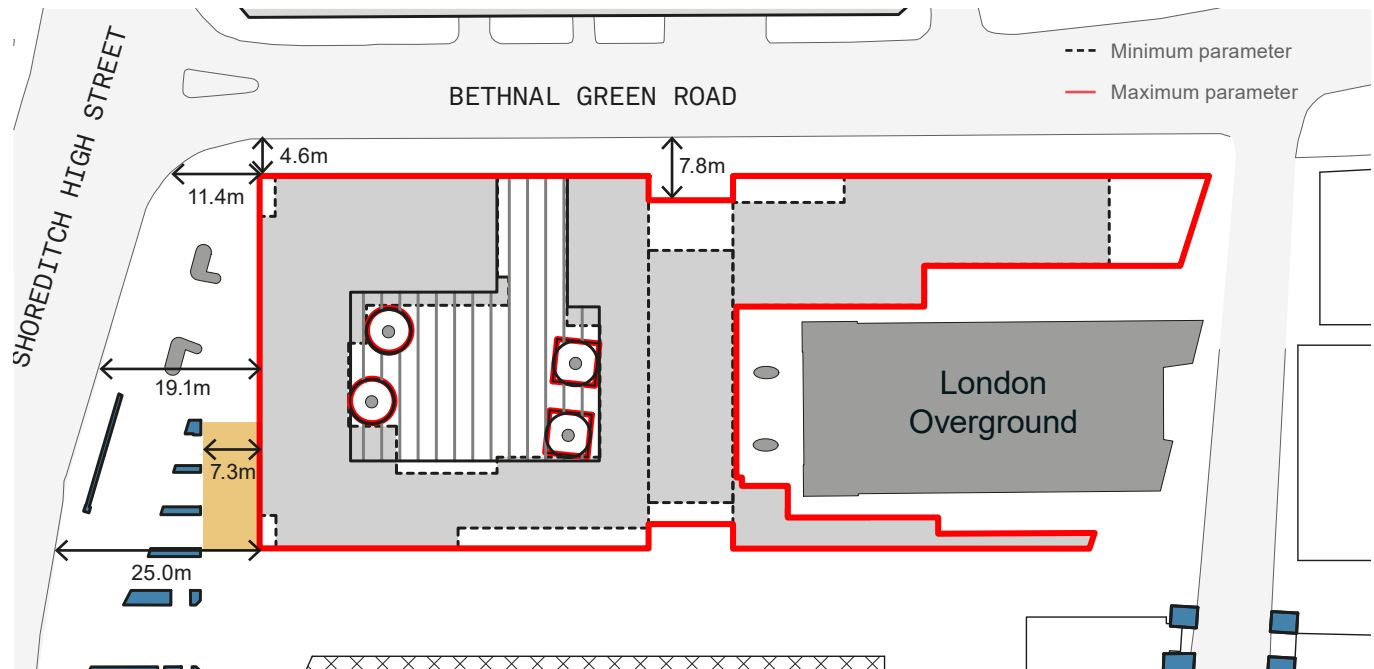


Fig 4.2.10: Heritage and street Interfaces

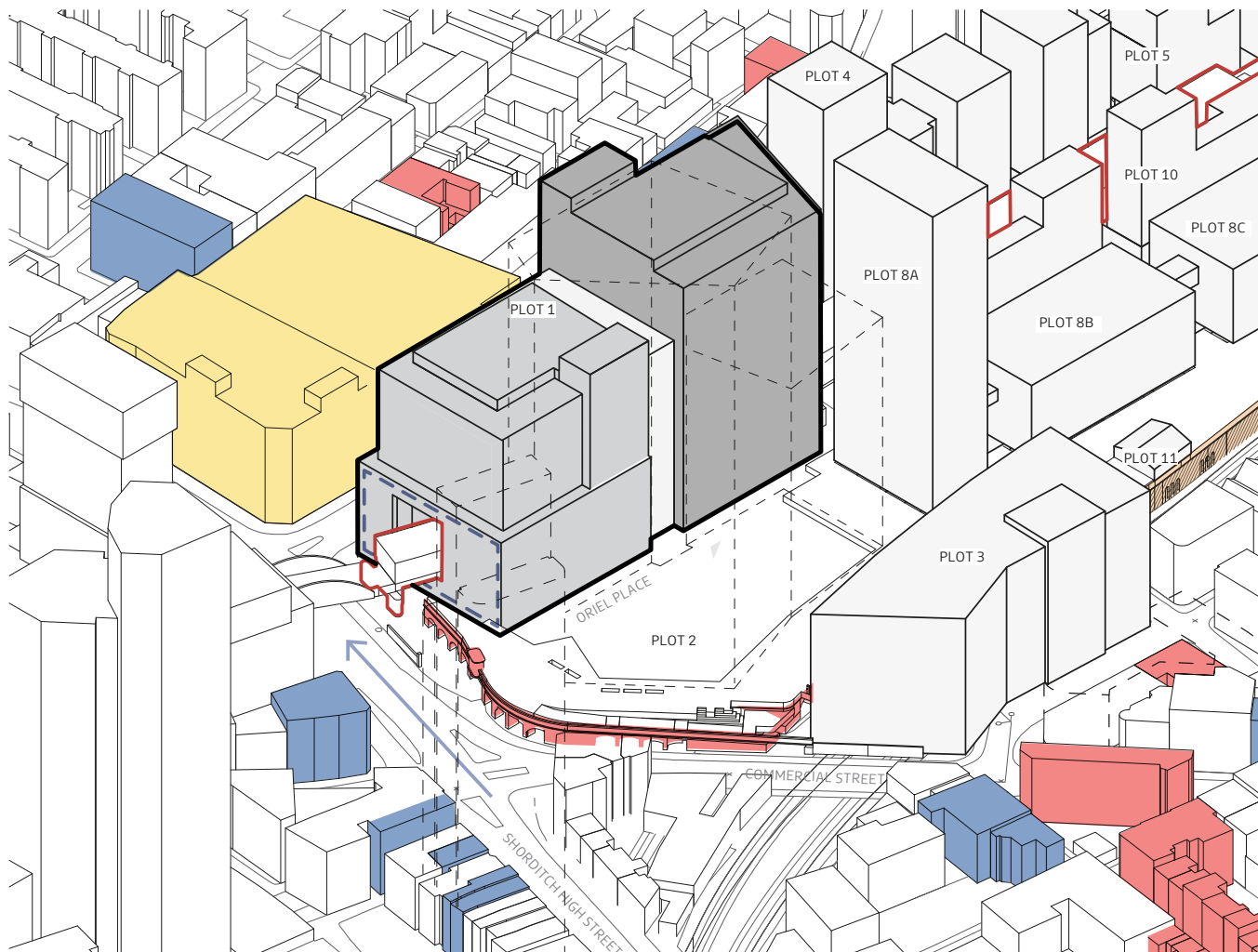


Fig 4.2.11: Constraints and influences

- Statutory listed building (Grade II)
- Locally listed building
- Historically significant to be retained
- Tea building
- ← View to Tea building
- London Overground 2m exclusion zone

#### 4.2.9 Constraints and Influences

*The building has to respect the following TFL constraints and restrictions:*

- A 2m exclusion zone around the London Overground viaduct in plan and section;
- Allow for exit / entrance to the station and respect the current passenger flow and escape regimes generated by the station;
- Avoid the restriction zones associated with the structural footings.
- An additional zone will be left either side of the station entrance to allow further expansion of the station capacity with external escalators.

#### 4.2.10 Heritage Interfaces

*The plot parameter is set back from the identified heritage features (minimum 7.3m) to the west of the plot. The building will address the increased public realm and provide animation to the street edge whilst respecting the adjacent listed structures.*

The area of increased public realm will allow a greater pedestrian flow around the listed structures and under the London Overground viaduct. It is important the proposed building interacts with the newly created spaces and offers surveillance and animation via frontages.

#### 4.2.11 Building Maximum and Minimums

*The proposed building shall not exceed the maximum and minimum parameter extents in both vertical and horizontal direction.*

The building maximum and minimum parameters have been carefully crafted to respond to the existing and emerging architectural character of the surrounding area.

The Ground Level is scaled such that it responds to the existing retained boundary wall and local shop front character that is evident in the local streets.

The Plinth level directly responds to the parapet level of the adjacent Tea Building and builds a relationship with the street.

The body is set back from the edge of the plinth to reduce the perceived mass of the building and to provide usable special spaces (such as terraces and breakout spaces), whilst also further defining the 'shoulder' relationship to the Tea Buildings eaves.

The link is set to ensure the building cannot appear as a single length in the street and to define a semi public route through the blocks.

Plantrooms will be setback from the building's edge to further reduce the building mass, ensuring that they are not visually intrusive at street level.

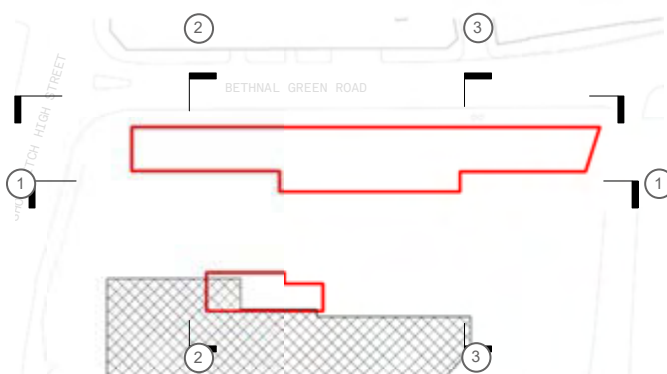


Fig 4.2.12: Basement level

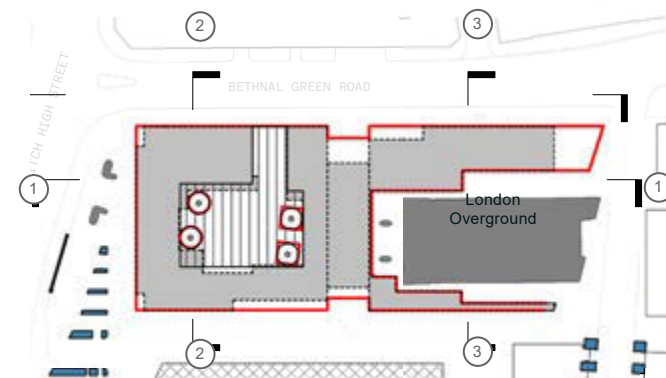


Fig 4.2.13: Ground level

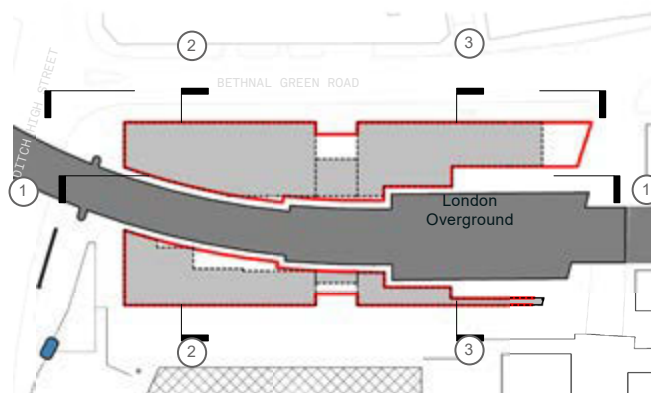


Fig 4.2.14: Lower to middle levels

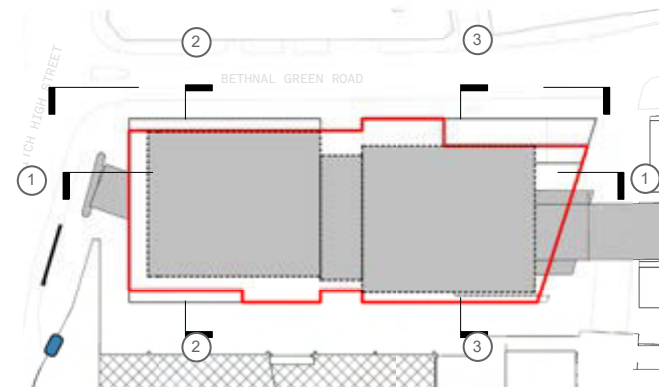


Fig 4.2.15: Upper levels

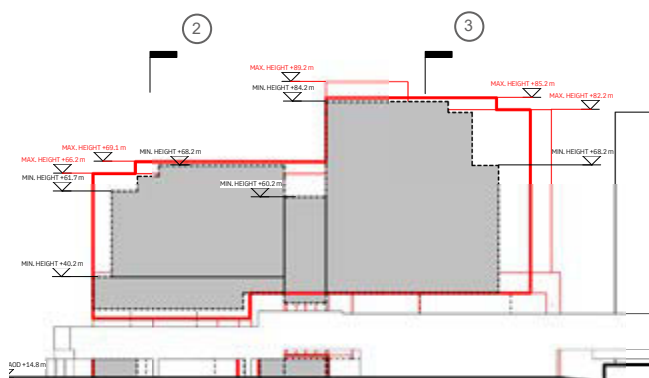


Fig 4.2.16: Long section - 1

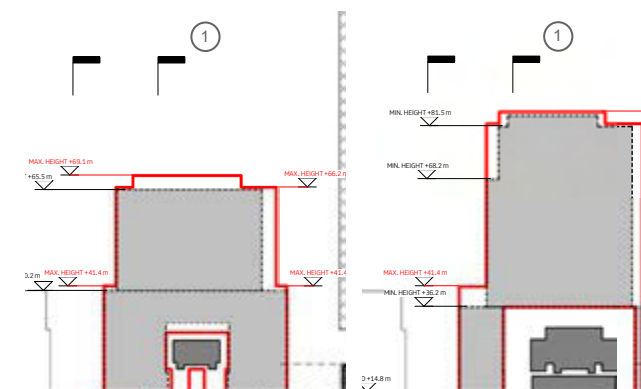


Fig 4.2.17: Short section - 2

Fig 4.2.18: Short section - 3

--- Minimum parameter    — Maximum parameter

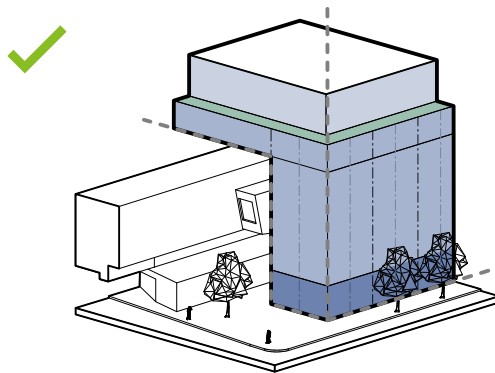


Fig 4.2.19: Acceptable: Northeast corner achieving public space through the minimum parameter

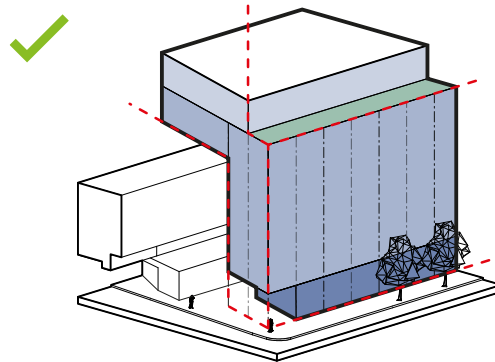


Fig 4.2.20: Acceptable: Northeast corner achieving public space through the maximum parameter (cantilevered recess)

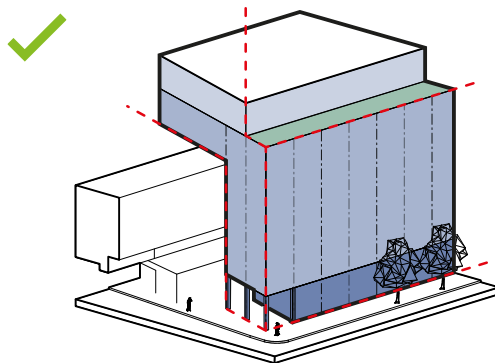


Fig 4.2.21: Acceptable: Northeast corner achieving public space through the maximum parameter (colonnade)

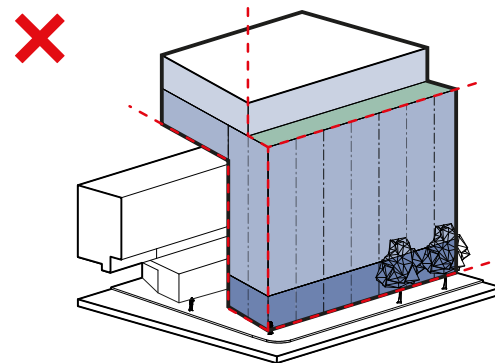


Fig 4.2.23: Unacceptable: Northeast corner building to the maximum parameter, no increased public space at grade.

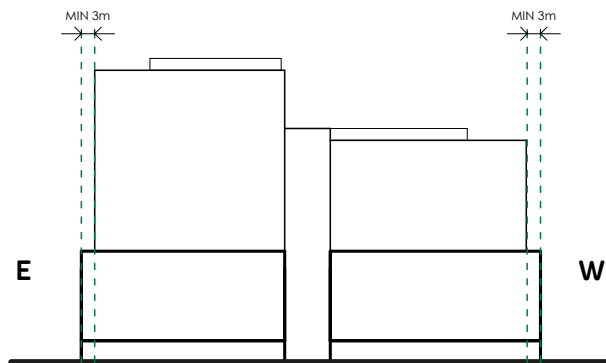
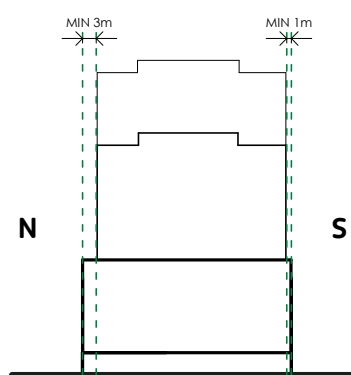


Fig 4.2.22: Minimum set-backs at upper levels



#### 4.2.12 Station Square

*Increased public space will be provided at the north east corner of the plot (between Bethnal Green Road and Shoreditch High Street Station).*

This will ensure adequate and appropriate public realm is delivered in this potentially 'busy' location.

*The increased public space will be achieved by one of the following:*

- *Building to the minimum parameter extents*
- *Introducing a cantilevered recess*
- *Introducing a colonnade*

These three approaches will ensure a contextually appropriate method through which more public space can be delivered, that align with the maximum and minimum parameters.

#### 4.2.13 Set-Backs

*Setbacks, where utilised at the upper levels, described further under articulated form, shall be the following minimum sizes and accord to the parameter extents.*

- *North: 3m*
- *South: 1m*
- *East: 3m*
- *West: 3m*

These proposed sizes allow for changes in building articulation (1m) and also allow for habitable external break out spaces from the office spaces (3m).



#### 4.2.14 Articulated Form

*The building shall consist of 3 key elements, namely, a plinth with a defined base relating to the existing Boundary Wall on Sclater Street, a body and a link.*

Depending upon compositional approach, there is also the opportunity to utilise a 'crown' articulation to the top of the building. This can either be achieved within the fenestration or by a compositional shift in the massing, utilising the volume of area between maximum and minimum parameters.

This approach, making the building a composition of parts, provides the designer with tools to deploy and create the necessary relationships with neighbours and context, in particular the Tea Building, whilst also providing opportunity to create a building that is composed to deliver legible proportions, reflecting internal uses.

*Both blocks should have dissimilar datum lines for the main elements of their composition, namely plinth, body and crown.*

This approach will assist in the reduction of scale and ensure there is a strong contextual relationship with the varied parapet heights of the existing buildings along Bethnal Green Road.

*The building must articulate a set back between plinth and body on all sides of the block and should not align the two elements, revealing break out space from the office use and defining the shoulder height of the plinth. A set back must be included on the western facade.*

The building should be clearly articulated to have a plinth scale relationship with the existing context and also reduce the perceived scale of the upper floors from street level.

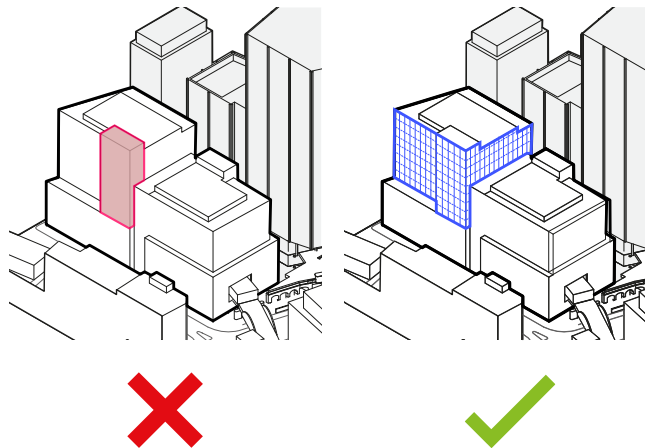


Fig 4.2.26: Circulation core rules

*If the building vertical circulation core is located at the perimeter of the plan it should not be solid in appearance.*

The cores should be integrated within the architectural expression of the facade to reduce their visual impact.

*If a crown is utilised, it shall be achieved by a shift in the fenestration arrangement and/or by a compositional shift in massing within the parameters, such that the top of the building has a higher architectural expression than the main body.*

The crown is a device to further reduce the scale of the upper portion of the building. This can be achieved by a compositional shift in massing and/or by a change to the façade fenestration.

*Any proposal that restricts the opportunity for roof terraces at upper levels shall not be supported.*

Roof terraces and break out spaces are important to both building users but also aid in adding a layer of visual interest to the exterior of the building.

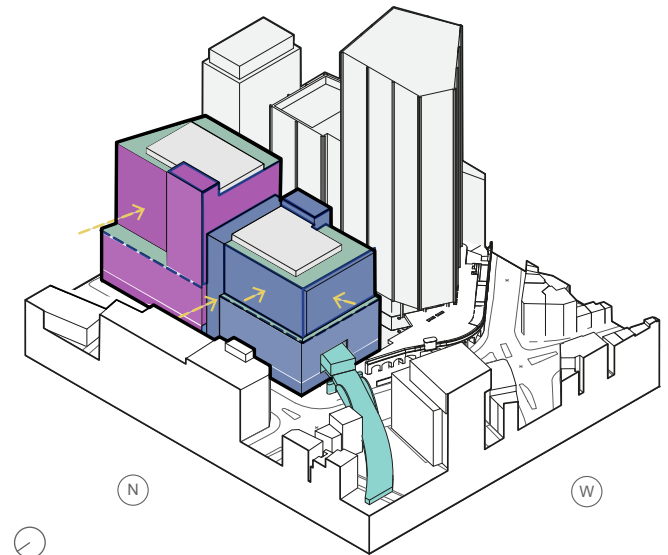


Fig 4.2.24: North west massing axonometric: Compositional approach type A

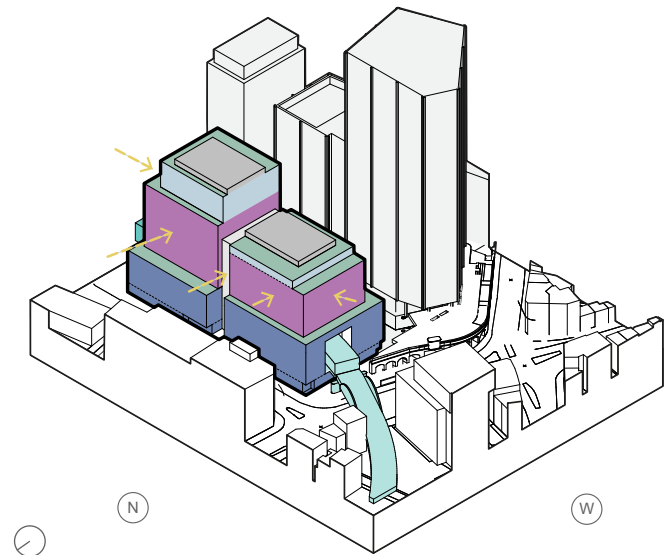


Fig 4.2.25: South east massing axonometric : Compositional approach type B

Page Intentionally blank

#### 4.2.15 Composition and Materiality

#### 4.2.16 Plinth Base

*The plinth shall incorporate a base and shall not be solid in appearance at street level, contributing to the animation of the ground plane on all sides.*

The base of the plinth should touch the ground lightly and allow maximum area for retail frontage providing animation and activity to the street.

*The base of the plinth should touch the ground with consideration of the scale of the existing boundary wall to Sclater Street.*

It is important that the scale of the existing boundary wall is acknowledged in the design of the plinth to create a coherent street to the northern edge of the masterplan.

*Shop frontages will be fully glazed, within a masonry surround, with a consistent head detail where signage can be mounted.*

*Signage should be located in a consistent position on each shop front, but allow for a variety of designs on a common background. It should be visible from short and long distance and respond to unit use.*

This aligns with the site wide shop front design strategy.

#### 4.2.17 Plinth

*The maximum height of the plinth is defined within the plot parameters. The immediate context should be carefully considered when determining the height at both sides of the building.*

The articulation of a plinth builds a relationship with the street. It also provides a compositional element that has synergy with other buildings in the masterplan that use historic features as a grounding base.

*The maximum height of the plinth shall not be lower than the maximum parameter on the north west building edge.*

This is to ensure the plinth height has a direct relationship to the south west corner of the Tea Building.

*The plinth expression will be of robust masonry material in keeping with the historic wall and context.*

This strategy will draw on the scale and proportions of the existing context to bring a unified human scale to the outward facing elevations.

#### 4.2.18 Body

*The body element shall not be articulated as heavy in appearance and should have a clear fenestration distinction from the plinth upon which it sits. The body element shall integrate circulation cores where appropriate.*

This strategy will reduce the perceived mass of the building and differentiate the body from the plinth, helping to clearly define the shoulder and relationship to the Tea Building.

*The body of the west block must ensure a set back from the plinth on the north, south and west elevations.*

This is to reduce the impact of the upper body of the building from a street level approach, with particular reference to the Tea Building when viewed from the south.

*Any external circulation core should not be expressed as a vertical solid but should be integrated into the architecture of its relevant block to minimise its impact from the street.*

This is to reduce the impact of solid objects on the outer face of the building and ensure the cores are considered within the overall composition of the block to which they attach.

*The body element shall not appear flat or offer no depth or shading within its fenestration layout.*

This will ensure the façades have a high quality feel, offering visual interest but also affording shading and reduction of solar gain into the interior spaces.

- Body cannot be flush with plinth [ 1 ]
- Link must ensure compositional split between east and west [ 2 ]
- Body must not extend through plinth to base [ 3 ]
- Plinth must not be solid as it touches the ground [ 4 ]

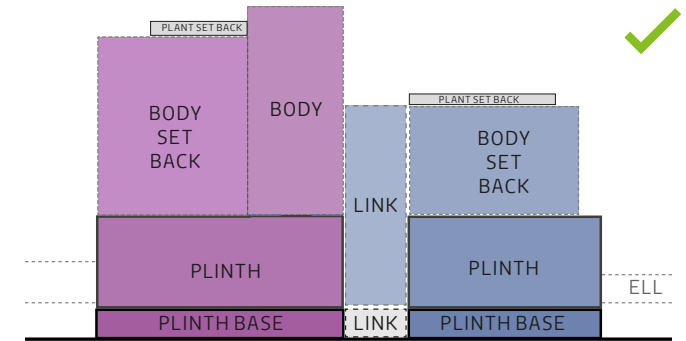


Fig 4.2.27: Acceptable compositional approach type A

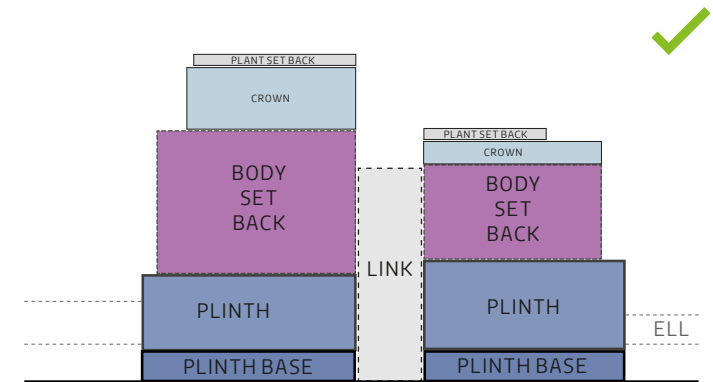


Fig 4.2.28: Acceptable compositional approach type B

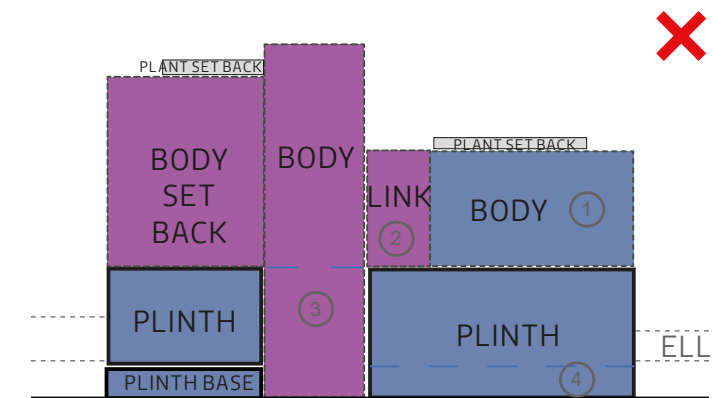


Fig 4.2.29: Unacceptable compositional approach type



#### 4.2.19 Link

Any link design that does not ensure a compositional split between the east and west blocks shall not be supported.

This will ensure the length of the building is broken as read separate elements upon approach.

If compositional approach typology 'A' is adopted, the link must ensure appropriate openings to articulate activity within, achieving direct sight lines from Bethnal Green Road through to Middle Road at street level.

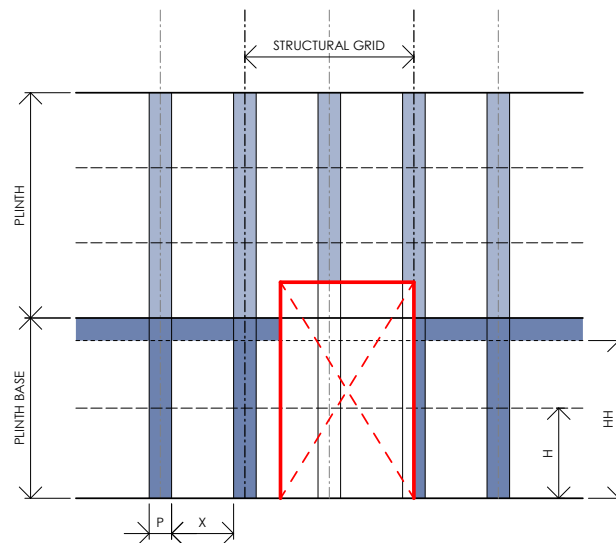
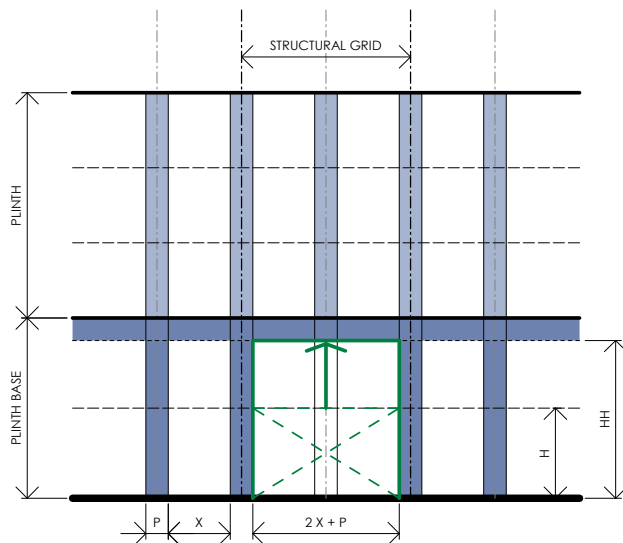


Fig 4.2.30: Service access to be visually integrated within the buildings grid and composition. Acceptable (left) , Unacceptable (right).

If compositional approach typology 'B' is adopted, the link must not be solid or of the same material as the plinth and should ensure transparency and articulate activity within, achieving direct sight lines from Bethnal Green Road through to Middle Road at street level.

At ground level the linking space will act as a public route through the building linking office lobbies and retail spaces. This will help to achieve visibility and legibility, creating an opening and welcoming gateway to the building and site.

#### 4.2.20 Crown

Should a crown be utilised, it shall not appear heavy in appearance. Any crown design that is not integrated into the building composition shall not be supported.

Utilising a crown will reduce the impact of the massing at the top of the building and appear lighter against the sky which will reduce the impact of wider range townscape views of the building.

Areas of roof mounted plant should be set well back from the building edge and wrapped in a screen to limit visibility of the equipment.

#### 4.2.21 Service Access

The service access into Plot 1 from Bethnal Green Road will be visually integrated into the proposed architecture.

This will ensure that the vehicle entrance does not dominate the facade and promotes a high quality of design.

The service access will be coordinated with the buildings structural grid and composition.

This coordination will help to reinforce the common approach to the design of the building across the site, whilst providing an ordered and consistent architectural response.

#### 4.2.22 Materiality

There are two approaches to materiality which are related to the composition approach described in figures 4.2.31 and 4.2.32.

Approach A promotes a single material for all the compositional parts for the west block, plus a different single material for all of the compositional parts of the east block.

Approach B promotes a horizontal layered material palette, with a single material utilised for the plinth, another for the body and crown.

*The building will utilise a hierarchy of materials supporting the building composition*

This hierarchy will provide visual clarity and suggest an appropriate material for the composition

*Changes in material must relate to building composition and/or architectural elements.*

A coherent approach to materiality, as a coordinated part of the overall architectural expression, will ensure high quality design.

*Within individual elements of the building composition (base/plinth, body or crown) the facade materials should extend for the full height of that particular element.*

Building composition and legibility will be improved with single material elements.

#### Plinth

*The plinth and base of the building should be clad in masonry or high quality pre-cast concrete and have a relationship with the sites heritage and immediate neighbours (such as the Tea Building) whilst also portraying a sense of solidity. Additional details, such as horizontal banding between ground and first floor, should be deployed to further emphasise links between the building and its context.*

This will ensure a composition which is suitable to the Shoreditch context, whilst allowing the building to be acknowledged as a new high quality contemporary addition to the townscape.

*Glazed openings shall be set back at an appropriate depth from the outer face to ensure a layered and visually interesting high quality facade.*

#### Body

*The materiality of the body should have a visual commonality with the plinth. If a change in material is promoted it should have a similar colour palette.*

#### Crown

*Should a crown be utilised the materiality should reduce the impact of the massing at the top of the building and appear lighter against the sky utilising visually lightweight materials and glazing.*

Precedent materials for designer guidance are provided on figure 4.2.28.

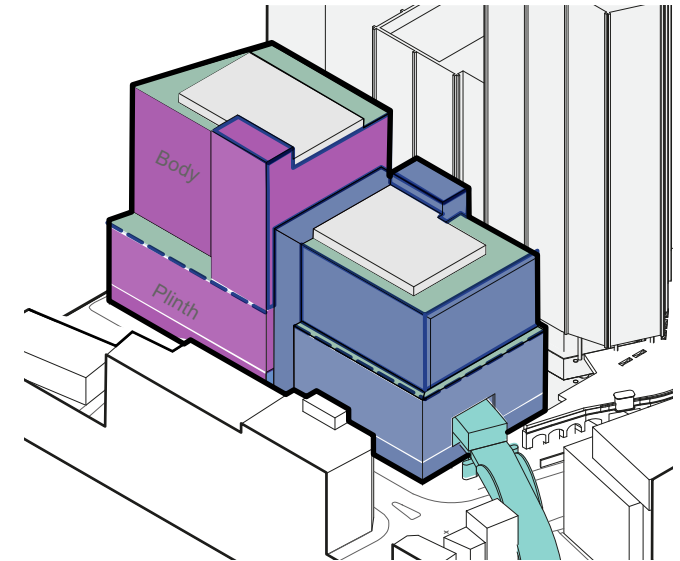


Fig 4.2.32: Material Articulation Approach A

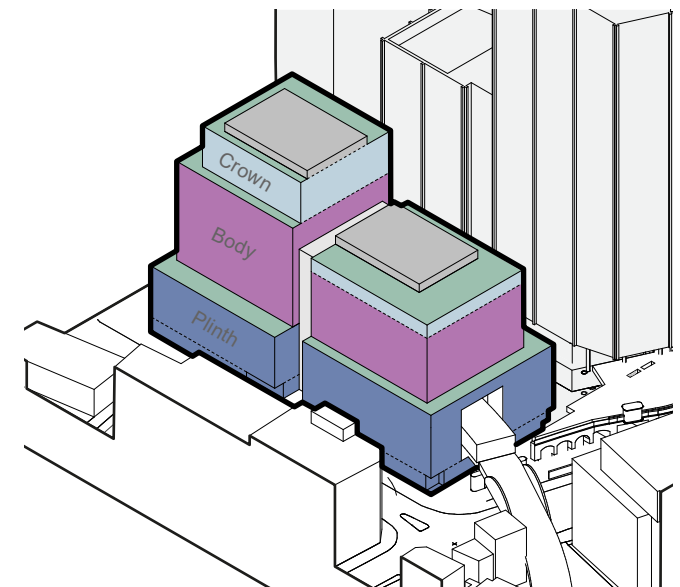


Fig 4.2.31: Material Articulation Approach B













	Approach A		Approach B	
Crown				
Body				
Plinth				

Fig 4.2.33: Guidance precedent materials



#### 4.2.23 Access and Servicing

##### 4.2.24 Pedestrian Access

*The primary building entrance should be integrated within the link between the building blocks and should be highly visible.*

This will ensure the entrance is legible from the street and help to animate the link between the blocks.

*The primary building entrance should not detract from retail opportunity along Bethnal Green Road.*

This supports the primary masterplan principle of active and well connected streets.

*The building design should not preclude the opportunity for individual entrances to smaller office spaces within the plinth, either side of the ELL.*

This will ensure flexibility for the way the floor spaces are let to individual tenants and also create a range of floorspace size suited to small, medium or large business occupiers.

##### 4.2.25 Service Access

*Plot 1 will be serviced at grade from within a dedicated service yard accessed via Bethnal Green Road.*

This is in accordance with the traffic assessment that accompanies the application.

##### 4.2.26 Plant Strategy

*Areas of roof mounted plant should be set well back from the building edge and wrapped in a screen to limit visibility of the equipment.*

This is to ensure that from a townscape perspective, plant is concealed from adjacent buildings and from street level perspective.

#### 4.2.27 MEP (Plant, Water, Substation location etc)

*The building shall align with the SUDS attenuation strategy for the site, which allows for the site to come forward in phases and supports a specific catchment area.*

The proposed drainage network has been designed to contain the 1 in 100 year return period plus 40% climate change event.

*Substations and LV rooms will be located at ground level with suitable access.*

The building should align with the site wide energy strategy.

##### 4.2.28 Maintenance Access

*Plot 1 is to support a roof mounted Building Maintenance Unit (BMU) access strategy and ensure that a 1.5m suspended access emergency landing zone is provided at grade.*

This strategy will provide suitable access to the entirety of the building façade. Good practice solutions have been considered to enable all the tasks to be undertaken over the life-cycle of the building making it possible for designers to minimise risk to maintenance contractors.

##### 4.2.29 Cycle Storage

*Plot 1 is to provide short stay and long stay spaces as defined by the Traffic Assessment. Long stay cycle storage is to be located within the building.*

*Visitor cycle storage will be positioned externally within the public realm.*

This will ensure that the building aligns with statutory guidance on cycle provision and links to the site wide strategy.

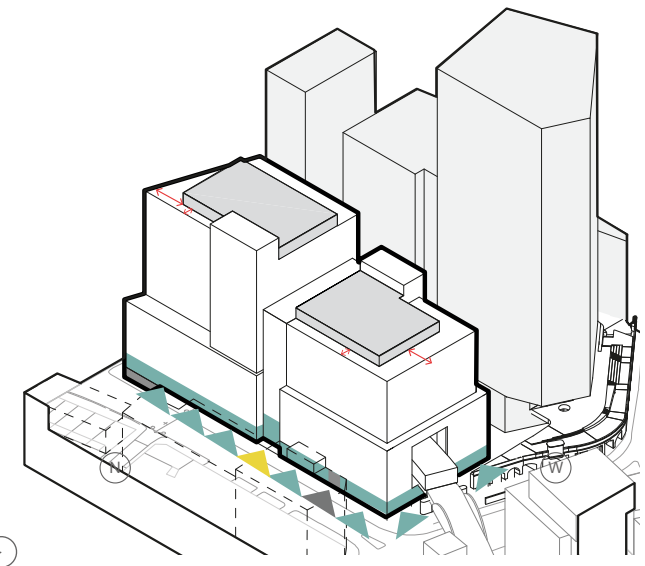
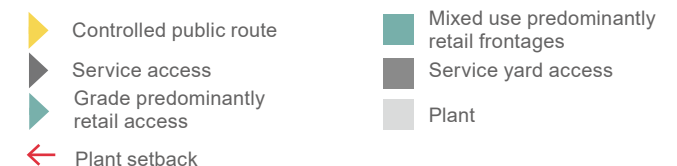


Fig 4.2.34: Access and servicing axonometric



Page Intentionally blank

## 4.3 PLOT 3

### 4.3.1 Use and Quantum

*Building 3 will be a multi-layered, mixed use building made up of retail, office uses and a cultural exhibition space.*

This supports the wider masterplan ambition to create a campus with office uses to the west of the site, with active ground floor use.

### 4.3.2 Quantum of Uses

*The maximum and minimum areas by use class are identified on Table 4.3.1 - Table 4.3.2.*

A maximum and minimum set of quanta enables the detail design to evolve and be tailored, within the defined parameters, to meet future market demands.

Within the areas shown, there are two options for use class at ground and platform level, offering the flexibility for office or retail use to meet market demands. This also gives the option for the office space within the lower floors to be independent from the main office entrance, with their own front door access from the street.

### 4.3.3 The Ground Level

*The ground floor level will be predominately Retail (A use) with servicing and ancillary and Office (B1 use). An exhibition space is to be provided to the north (D2 use), within the existing structures spanning London Road.*

This mix of uses will ensure an active ground plane and provide animation to the street.

### 4.3.4 Upper Levels

*The typical office upper plans should be designed to be as open and flexible as possible.*

This allows maximum flexibility for the detail design to evolve and meet with specificity the demand of potential occupiers.

### 4.3.5 Area Flexibility

The tables below (Table 4.3.1 and Table 4.3.2) indicate the minimum and maximum area parameters for the Plot; it should be noted that the sum of the maximum areas by use for the Plot exceeds the figure shown in the total maximum. This allows for a degree of flexibility in the distribution of uses within the Plot (see 4.3.2).

Level	Retail GEA m <sup>2</sup>	Office GEA m <sup>2</sup>	D1/D2 GEA m <sup>2</sup>	Plant/ Ancillary GEA m <sup>2</sup>	Total GEA m <sup>2</sup>
<b>Total</b>	<b>2,470</b>	<b>17,342</b>	<b>3,685</b>	<b>1,134</b>	<b>20,363</b>

Table 4.3.1: Plot 3 maximum GEA

Level	Retail GEA m <sup>2</sup>	Office GEA m <sup>2</sup>	D1/D2 GEA m <sup>2</sup>	Plant/ Ancillary GEA m <sup>2</sup>	Total GEA m <sup>2</sup>
<b>Total</b>	<b>2,035</b>	<b>10,029</b>	<b>1,694</b>	<b>1,018</b>	<b>14,776</b>

Table 4.3.2: Plot 3 minimum GEA

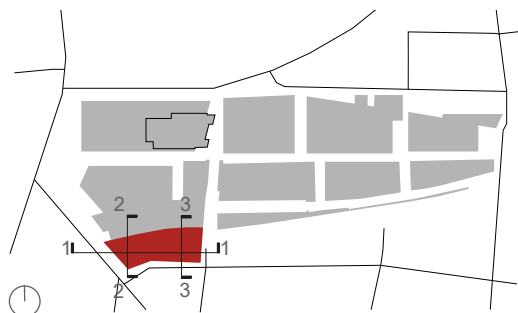


Fig 4.3.8: Plot location key

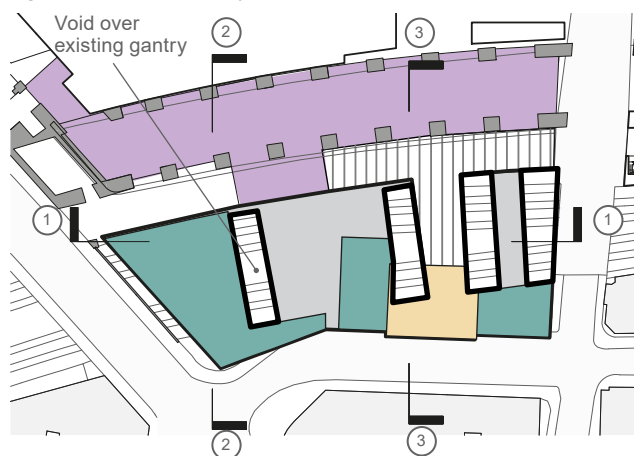
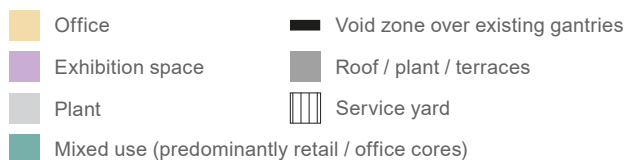


Fig 4.3.1: Typical use at ground level

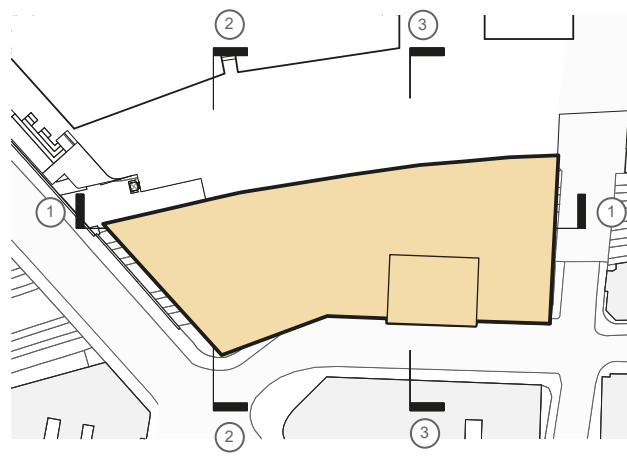


Fig 4.3.2: Typical use at upper levels

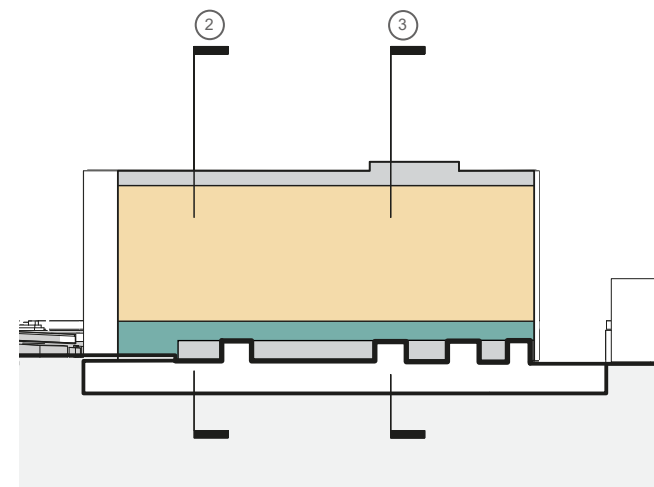


Fig 4.3.5: Typical use split, long section - 1

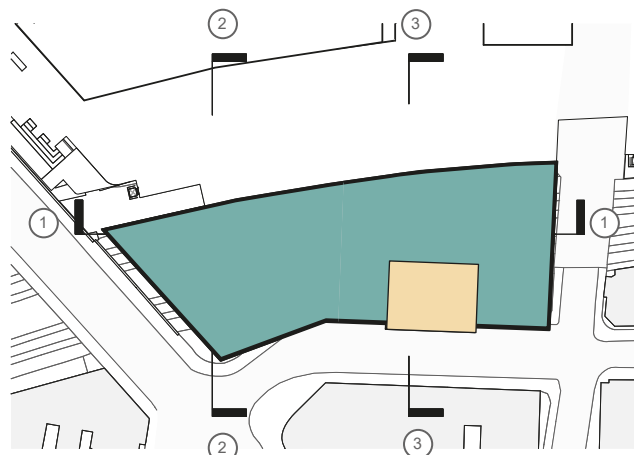


Fig 4.3.3: Typical use at platform level

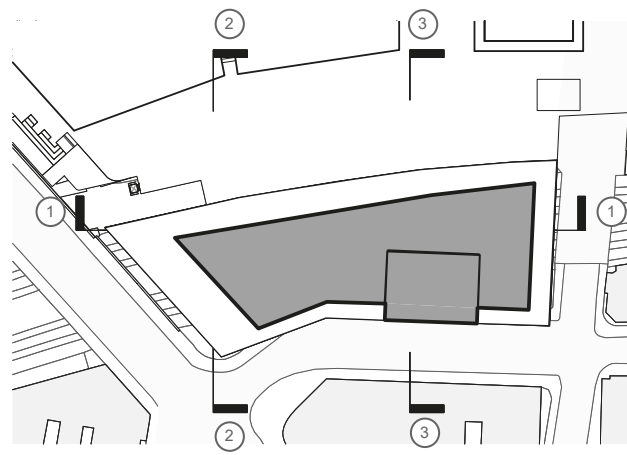


Fig 4.3.4: Typical use at roof level

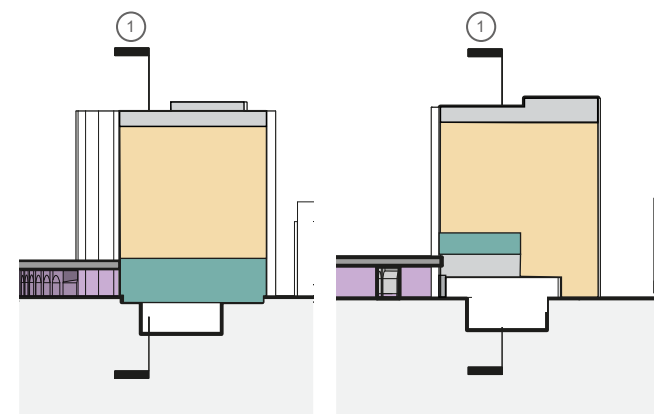


Fig 4.3.6: Typical use split Short Section - 2

Fig 4.3.7: Typical use split Short Section - 3

#### 4.3.6 Scale and Massing

#### 4.3.7 Constraints and Influences

*The Network Rail constraints have to be maintained and respected, these include;*

- 1. Not building within the Network Rail open mainline rail route.*
- 2. 3m exclusion zone required along the railway on the south side*
- 3. Four existing gantries over the railway line on Plot 3. The top of the gantries sit close to grade level, a 2.5m exclusion zone is required.*

The exact location of these 4 gantries has been agreed with Network Rail. They influence structural positioning, the location of the office cores and the buildings servicing strategy.

*The building height is limited by the parameters to consider the urban relationship to the existing context.*

The height of plot 3 is restricted due to consideration of daylight amenity to surrounding buildings, some of which are listed.

#### Heritage Interfaces

*A small section of the boundary wall to the south west of the site is to be demolished to allow for vertical pedestrian access to the Platform Level from Shoreditch High Street / Commercial Street.*

This aligns with the site-wide strategy to improve accessibility from ground to platform levels and will allow greater connectivity between Plots 2, 3 and the ground.

*The building will act as a transition between the immediate context to the south of the site and the development.*

This will ensure an appropriate relationship with the townscape.

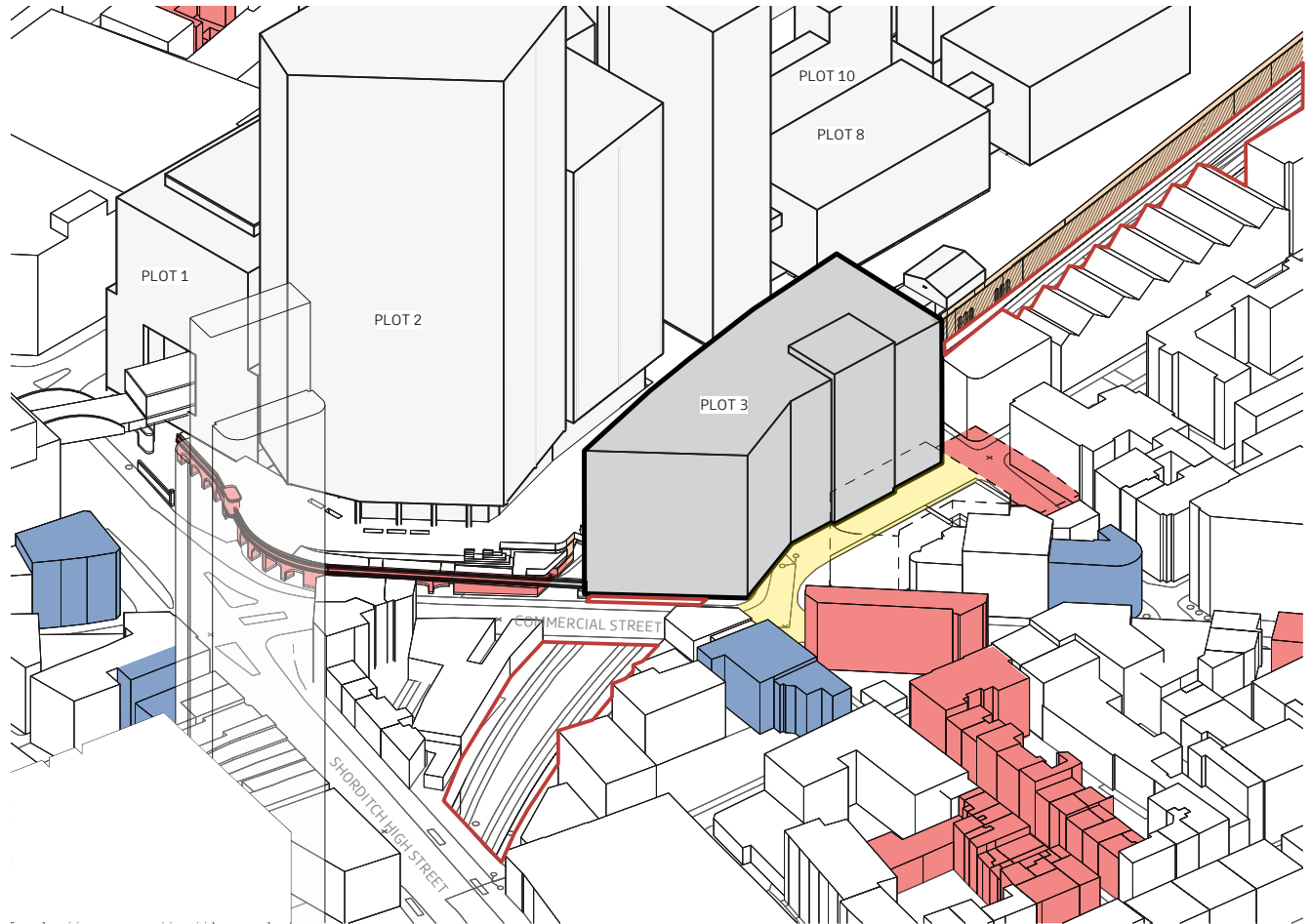


Fig 4.3.9: Plot 3 Constraints and influences

- Statutory listed building (grade II)
- Locally Listed Building
- Historically significant to be retained
- Quaker Street constraint
- National Rail boundary



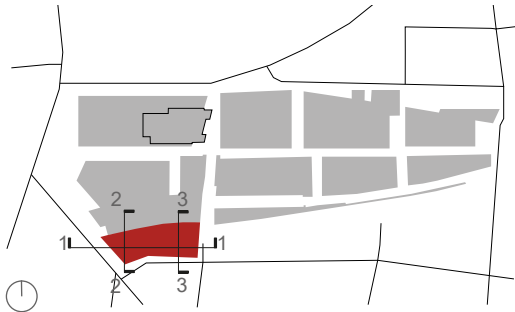


Fig 4.3.10: Plot location key

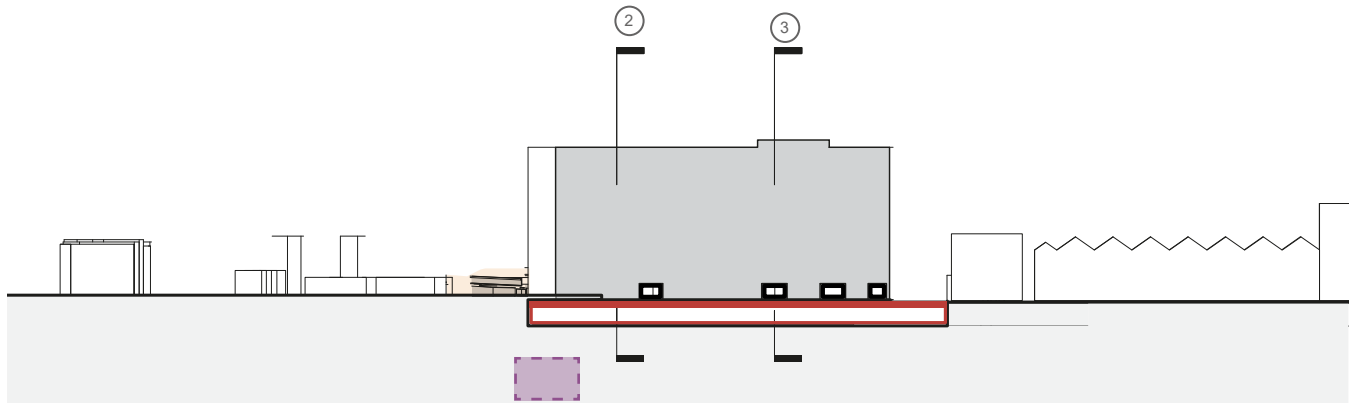


Fig 4.3.12: Section 1

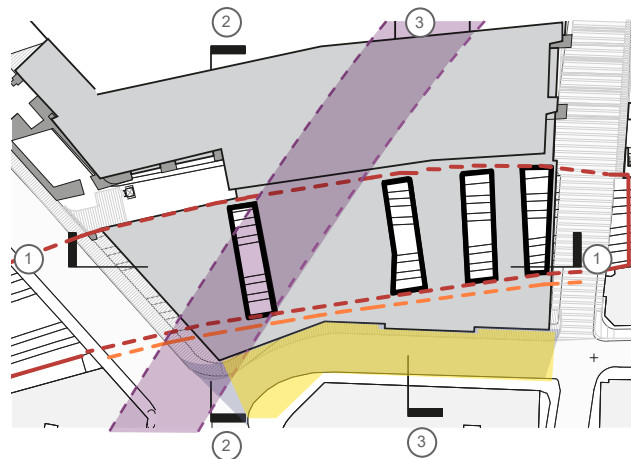


Fig 4.3.11: Ground level

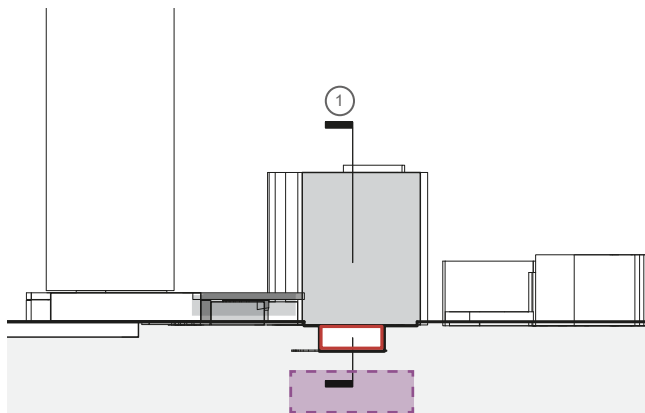


Fig 4.3.13: Section 2

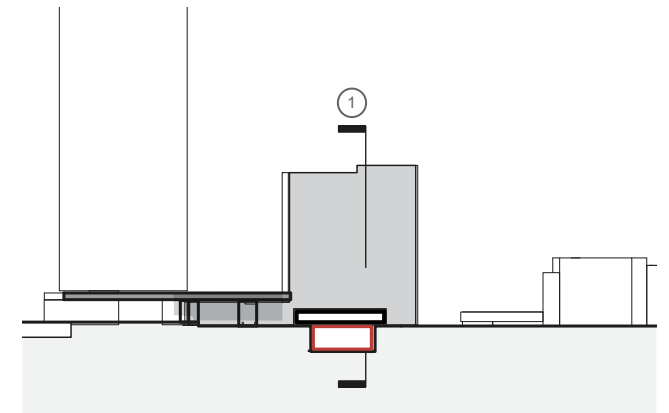


Fig 4.3.14: Section 3

- |   |   |   |                               |
|---|---|---|-------------------------------|
|  | Historically significant to be retained |  | National Rail main line track |
|  | Quaker Street constraint                |  | Main Line exclusion zone      |
|  | Central Line                            |  | Gantries 2.5m exclusion zone  |

#### 4.3.8 Articulated Form

*Plot 3 will be composed of a single block spanning over the railway line and should follow the geometry of the surrounding streets, particularly Quaker Street to the south.*

This approach will assist in naturally breaking down the mass, through the angled facade to Quaker Street. It also will allow the architecture to sit comfortably with the existing and proposed buildings.

*The building shall consist of a base, body, crown and core.*

This approach makes the building a composition of parts and provides the designer with tools to deploy to create the necessary relationships with neighbours and context. It also provides opportunity to create a building that is composed to deliver a suitable proportion and legibility.

*The southern facade (facing Quaker Street) shall consider a setback at the upper levels, utilising the space between the maximum and minimum parameter.*

This will allow the building mass and articulation to mediate and respond to its local context.

#### 4.3.9 Building Maximum and Minimums

*The plans, sections and 3D diagrams opposite define the maximum and minimum proposed extents for the building that any design should adhere to.*

Both the minimum and maximum extents have been tested as part of the Environmental Statement (ES) and respond directly to the contextually appropriate composition, articulation and materiality rules.

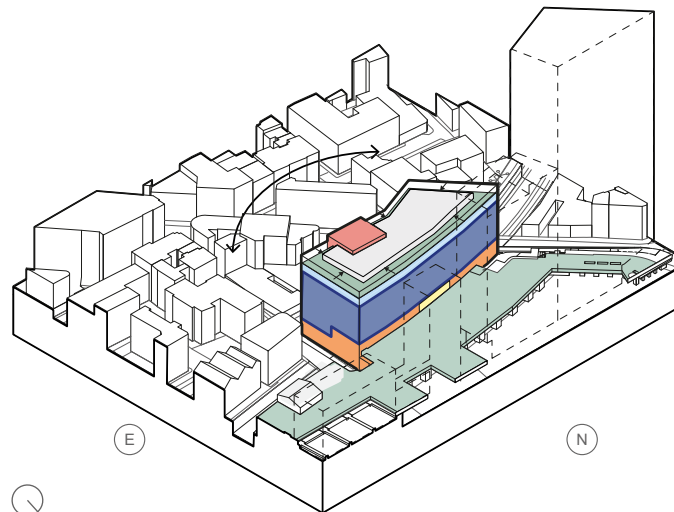


Fig 4.3.16: North East Massing Axonometric

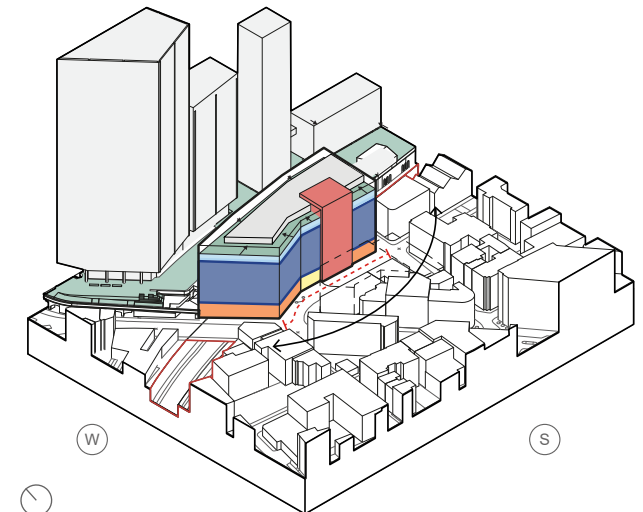
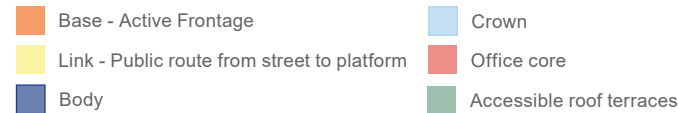


Fig 4.3.15: South West Massing Axonometric

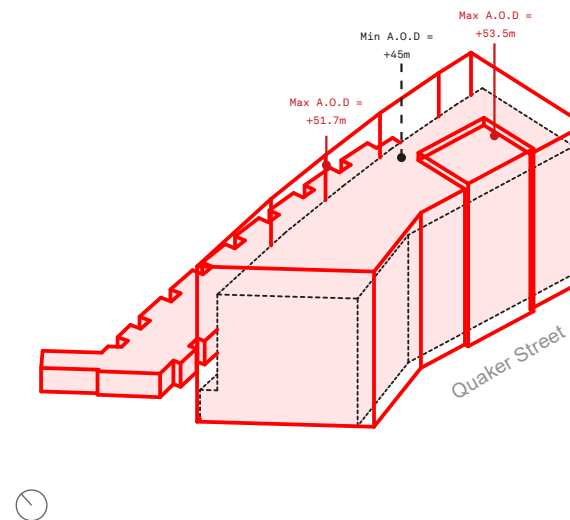


Fig 4.3.17: South West Axo - Minimum and Maximum Parameters

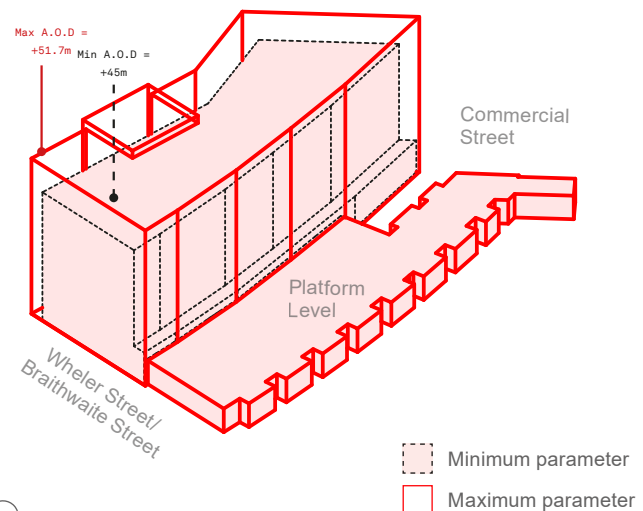


Fig 4.3.18: North East Axo - Minimum and Maximum Parameters

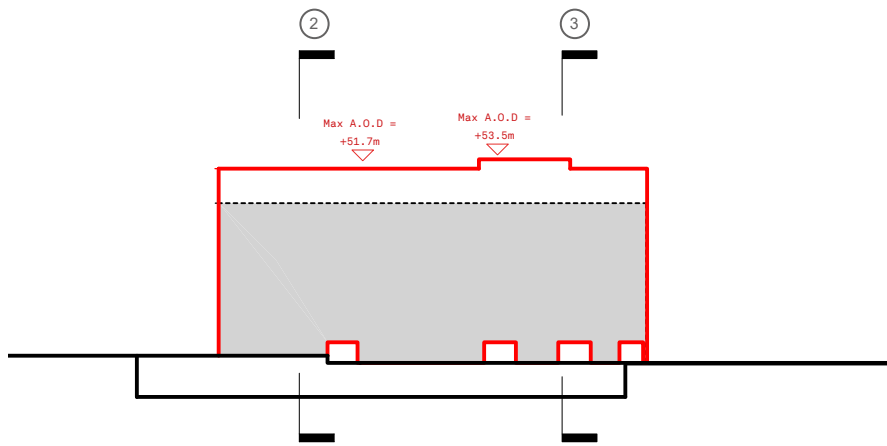


Fig 4.3.20: Long Section - 1

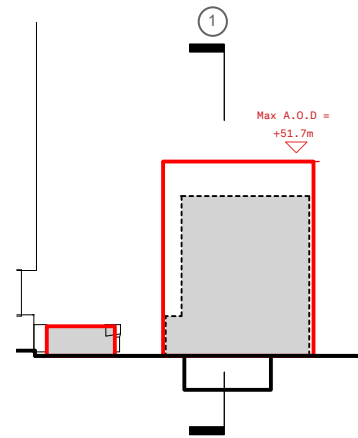


Fig 4.3.23: Short Section - 2

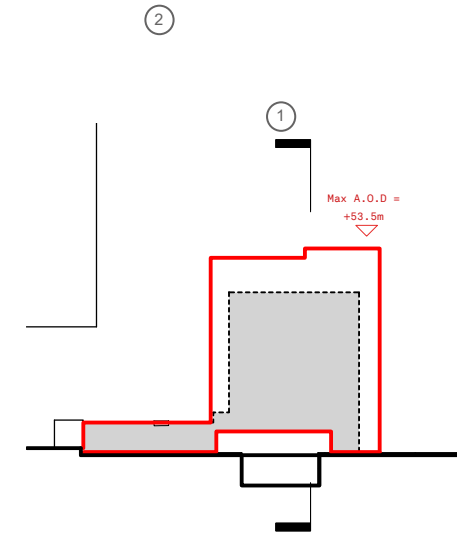


Fig 4.3.24: Short Section - 3

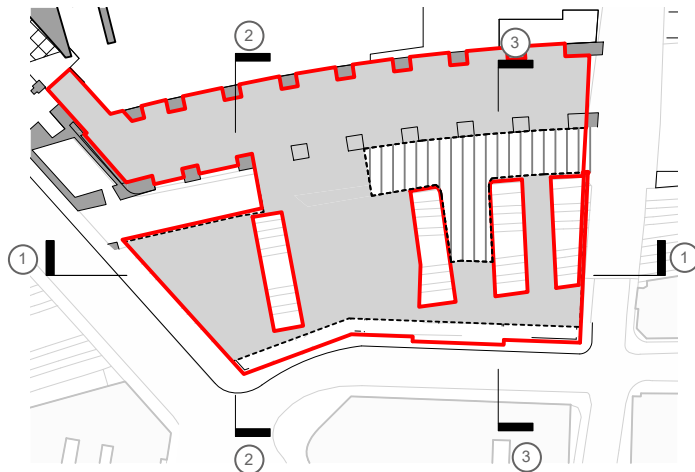


Fig 4.3.22: Ground Level

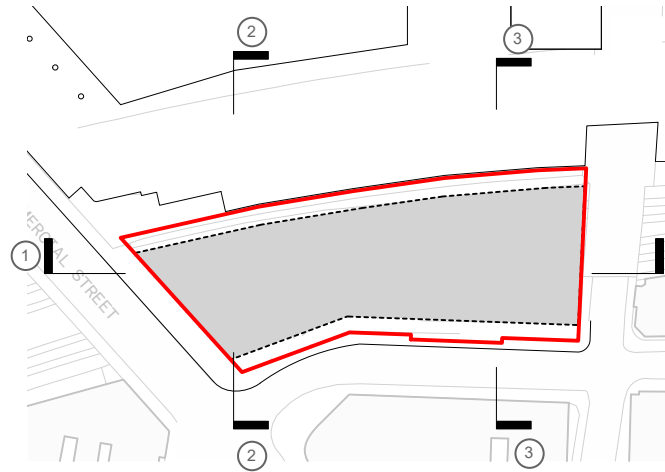


Fig 4.3.19: Platform Level

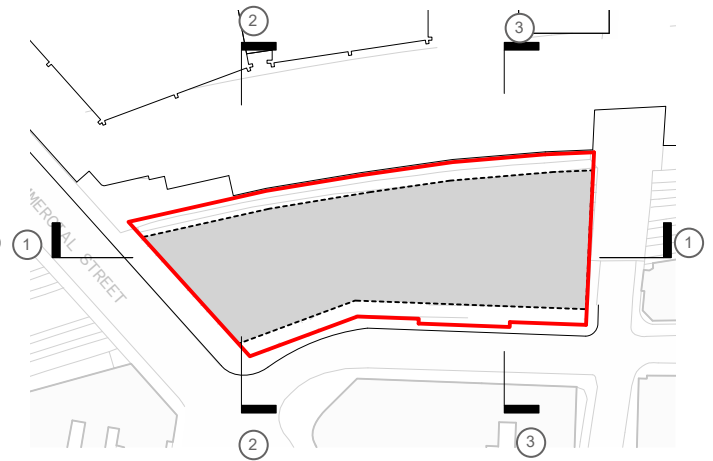




Fig 4.3.21: Typical Upper Levels

 Minimum parameter  
 Maximum parameter

#### 4.3.10 Mass and Materiality

#### 4.3.11 Composition

*The building shall consist of a base, body, crown and core.*

The scale of the building will be reduced when utilising this approach.

*The facade design should be influenced by a analysis of the historic context and used to create contemporary warehouse aesthetic.*

This will allow a contextual integration with the surrounding area.

#### 4.3.12 Base

*The base will utilise robust materials with carefully articulated lighter openings forming the shop fronts to retail units and the office reception space matching.*

This will visually tie the building into the local look and feel of surrounding shop fronts and to the existing brickwork of the original arches.

*The base of the building should provide animation to Quaker Street and Commercial Street.*

#### 4.3.13 Body

*The upper floors will have a lighter weight appearance than the base.*

This will reflect the nature of the building structure itself.

*The body element should consider a set back on the upper floor of the south elevation to provide terrace break out spaces.*

The top floor has the opportunity to make use of the volume between max and min parameter area should the design approach deem this appropriate.

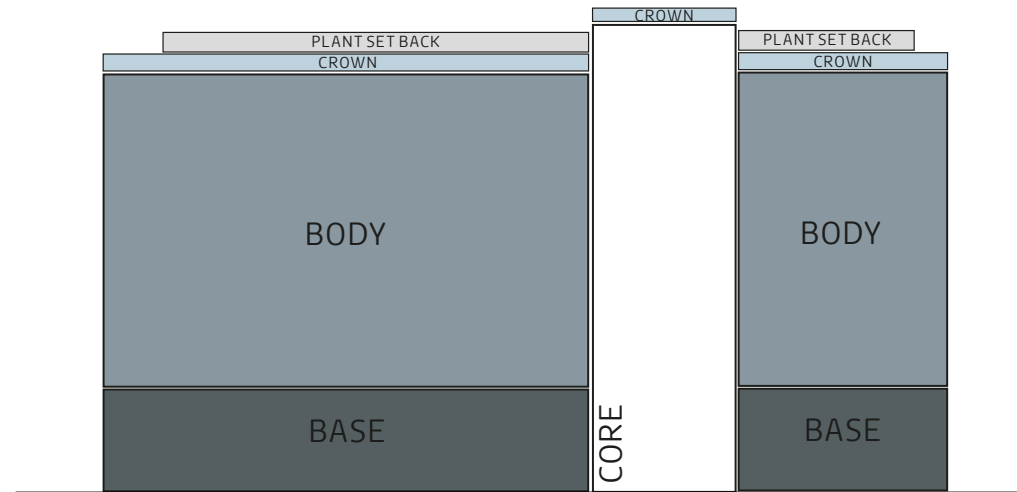
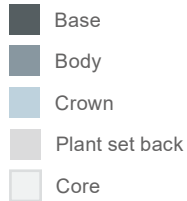


Fig 4.3.25: Elevation key



Fig 4.3.26: Base materiality precedent



Fig 4.3.27: Body materiality precedent



Fig 4.3.28: Crown materiality precedent

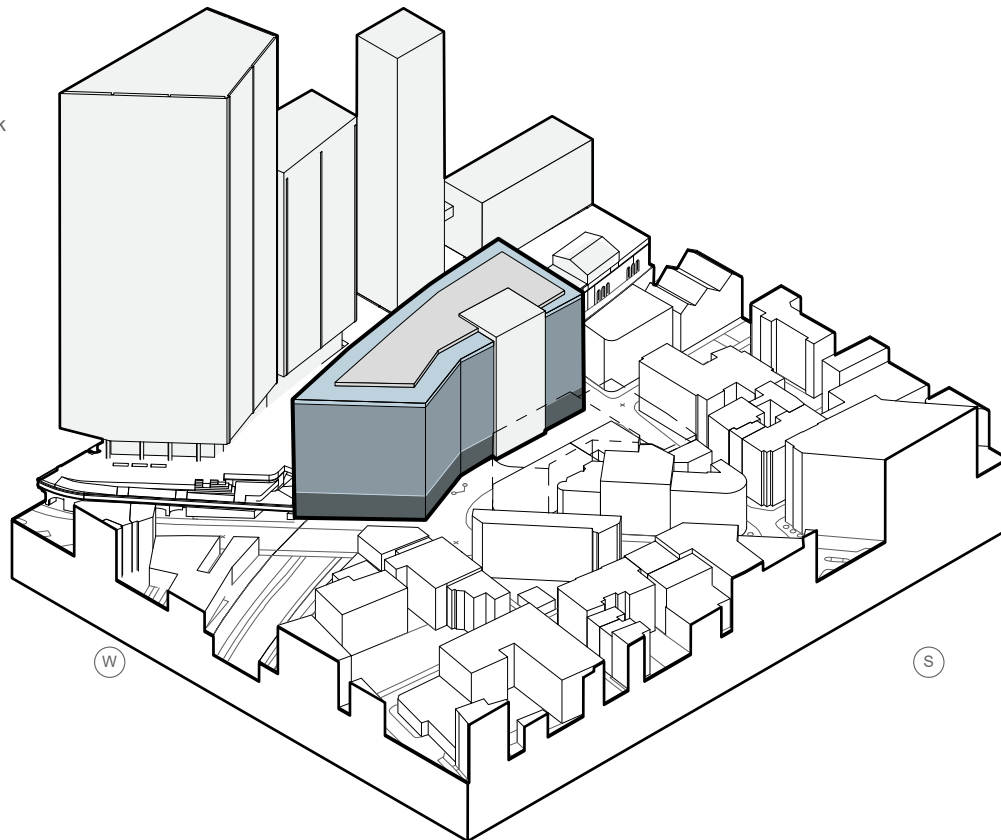
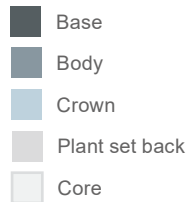
*The main circulation core should be expressed in a different elevation plane to the main body elevation and have a contrasting appearance.*

The vertically of the core which sits adjacent to the main entrance will help to emphasize the entrance and improve the overall legibility of the building whilst breaking down the length of the building in the street.

*The lowest level of the core on Quaker Street should be highly glazed.*

This will ensure legibility and animation to the street.

*Should a setback be utilised on the southern facade (facing Quaker Street) it should not be heavy in appearance.*



This will allow a further reduction in the building mass and differentiate the setback, helping to clearly define the reduction and relationship to its context.

#### 4.3.14 Crown and Plant

*The crown element should ensure an appropriate top to the body element and visually integrate building parapets to roof areas.*

The use of a parapet will provide suitable levels of safety for maintenance access to the roof.

*Plant screens will be designed by considering the overall aesthetic of the building while complying with ventilation and acoustic requirements and should be set back from the edges of the façade.*

This will ensure that the plant enclosures are not visible from ground/platform levels and that when visible (from above) the screens are as complementary to the architectural approach as possible.

#### 4.3.15 Shop front and signage strategy

*Signage design shall allow for a variety of design on a common background which responds to the unit use and visible from short and long distances.*

*Signage approach should be sympathetic with the aesthetics of the building and the overall masterplan.*

This aligns with the site wide approach to shop front design as described in the retail strategy of the Design and Access Statement.



Fig 4.3.29: Massing axonometric

#### 4.3.16 Access and Servicing

##### 4.3.17 Pedestrian Access

Main entrance of the building will be located on the south-east corner of the site on Quaker Street leading to the reception space.

A second entrance will be located at Platform Level leading to an office amenity area for the building occupiers linked to the main circulation core.

This will allow access to the building directly from the masterplan's landscaped platform level and associated public amenities.

##### 4.3.18 Service Access

Plot 3 will be serviced on plot at grade via access from Braithwaite Street

This is in accordance with the traffic assessment that accompanies the application.

##### 4.3.19 Plant Strategy

Plant associated with the building is to be distributed between the roof and the ground floor. On the ground floor plant spaces can be located between the areas required for the gantry's exclusion zones.

This will allow the volume of plant on the roof to be reduced.

##### 4.3.20 M+E (Plant, Water, Substation location etc)

The building shall align with the SUDS attenuation strategy for the site, which allows for the site to come forward in phases and supports a specific catchment area.

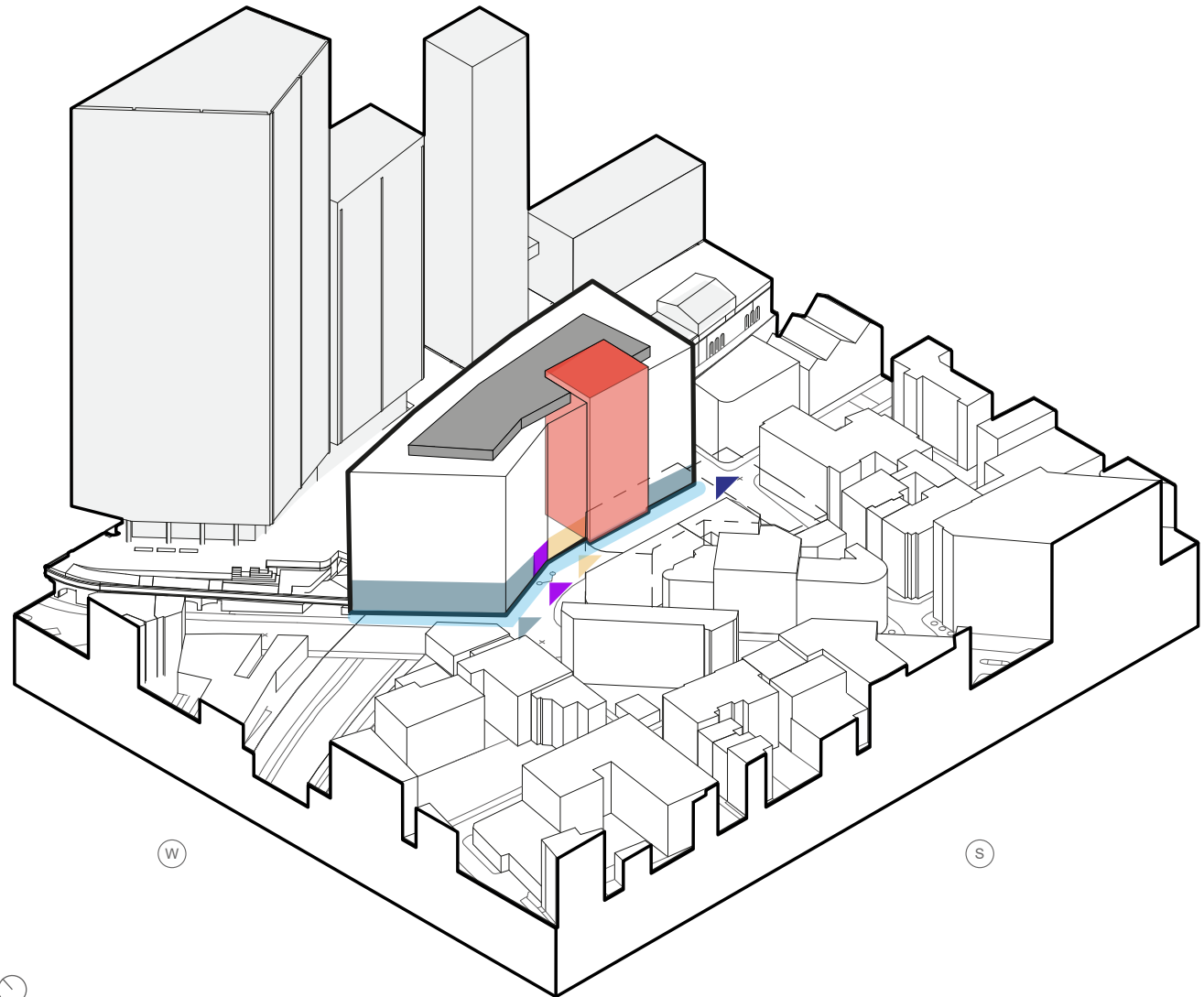


Fig 4.3.30: Access and servicing axonometric

 Retail entrance	 Office access	 Core	 Plant / terraces
 Office entrance	 Cycle entrance	 To service entry	 Emergency landing zone



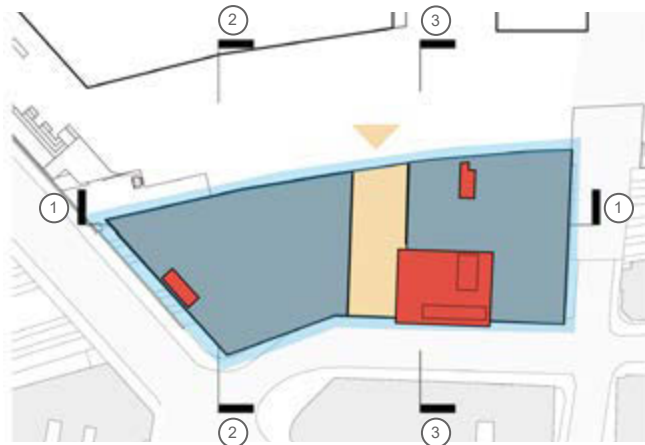


Fig 4.3.33: Platform Plan

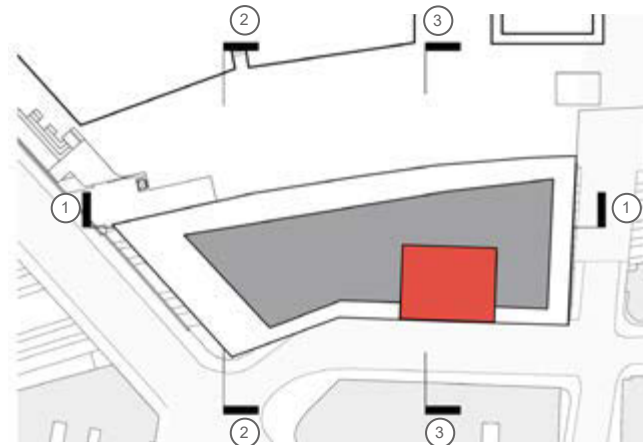


Fig 4.3.31: Roof Plan

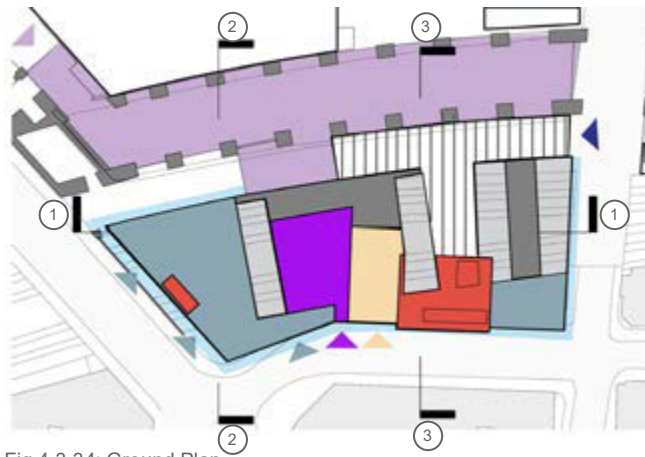


Fig 4.3.34: Ground Plan

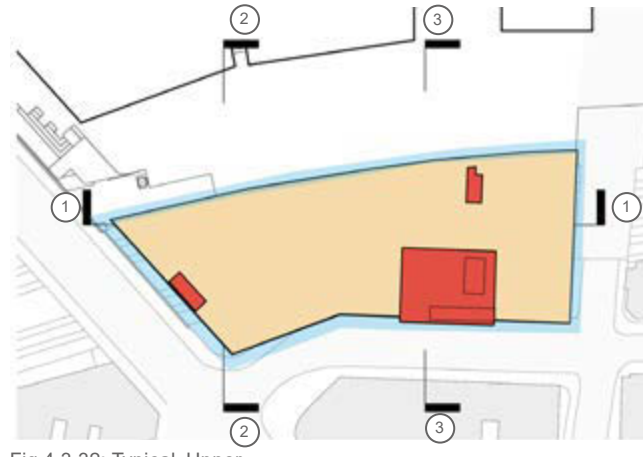
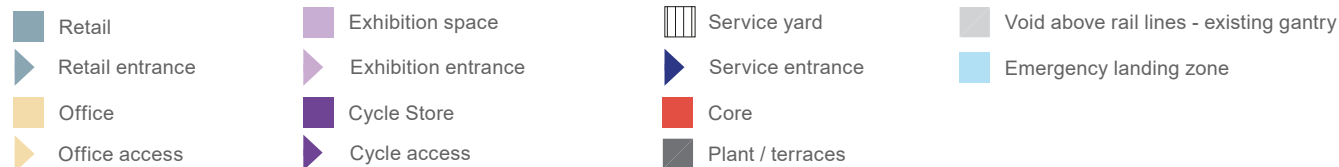


Fig 4.3.32: Typical Upper



The proposed drainage network has been designed to contain the 1 in 100 year return period plus 40% climate change event.

#### 4.3.21 Maintenance Access

*The building will be fitted with a BMU located on the roof to provide access for access, cleaning and replacement on all facades.*

This strategy will provide suitable access to the entirety of the building façade. Good practice solutions have been considered to enable all the tasks to be undertaken over the life-cycle of the building making it possible for designers to minimise risk to maintenance contractors.

#### 4.3.22 Cycle Storage

*Long stay cycle storage and associated facilities will be located in the ground floor with an independent access from Quaker Street.*

This will ensure that the building aligns with statutory guidance on cycle provision and ties through with the site wide strategy.

## 4.4 PLOT 4

### 4.4.1 Use and Quantum

Plot 4 will be a mixed use building made up of retail and residential uses.

This supports the wider masterplan ambition to create a city quarter with a mix of uses. The predominantly residential use class across the eastern part of the site balances against the office buildings located to the west.

### 4.4.2 Quantum of Uses

*The maximum and minimum areas by use class are identified on (Table 4.4.1 and Table 4.4.2.)*

A maximum and minimum set of areas enables the detail design to evolve and be tailored, within the defined parameters, to meet future market demands.

### 4.4.3 The Ground Level

*The ground floor level will be predominately Retail (A use) and the upper floors Residential (C3 use).*

This mix of uses will ensure an active ground plane providing animation and passive surveillance to the street.

### 4.4.4 Lower Levels

*The lower levels are to provide residential units and ancillary space for cycles and plant. Proposals will restrict the number of single aspect apartments.*

This ensures that the development volume is deployed to realise best value and deliver high quality and policy compliant residential dwellings.

### 4.4.5 Upper Levels

*The typical upper floor plans should be organised as taller elements with 1, 2 and 3 Bed units clustered around a core.*

This will articulate the massing and reduce the impact on the townscape. Flats will be high quality and dual aspect.

Level	Retail GEA m <sup>2</sup>	Residential GEA m <sup>2</sup>	Plant/ Ancillary GEA m <sup>2</sup>	Service Yard m <sup>2</sup>	Total GEA m <sup>2</sup>
<b>Total</b>	<b>587</b>	<b>13,969</b>	<b>1,218</b>	<b>206</b>	<b>15,980</b>

Table 4.4.1: Plot 4 maximum GEA

Level	Retail GEA m <sup>2</sup>	Residential GEA m <sup>2</sup>	Plant/ Ancillary GEA m <sup>2</sup>	Service Yard m <sup>2</sup>	Total GEA m <sup>2</sup>
<b>Total</b>	<b>587</b>	<b>12,151</b>	<b>1,218</b>	<b>206</b>	<b>14,162</b>

Table 4.4.2: Plot 4 minimum GEA



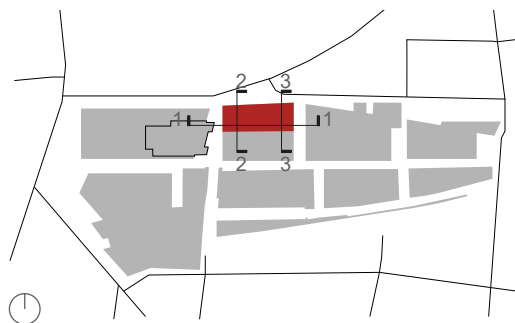


Fig 4.4.8: Plot location key

- Retail
- Plant
- Residential
- Mixed use (predominantly retail / residential cores)

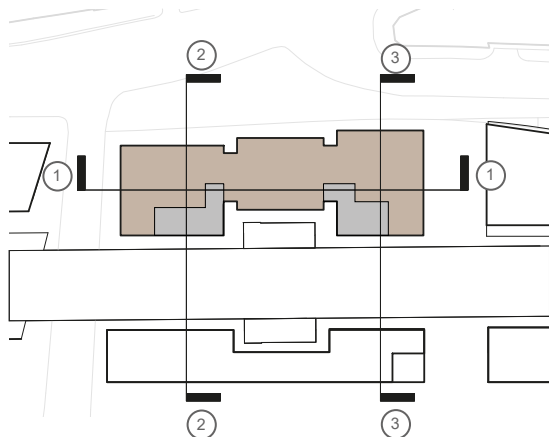


Fig 4.4.1: Typical use at platform level

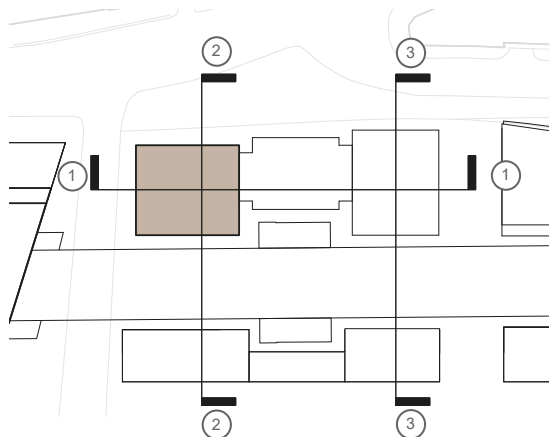


Fig 4.4.2: Typical use at tower levels

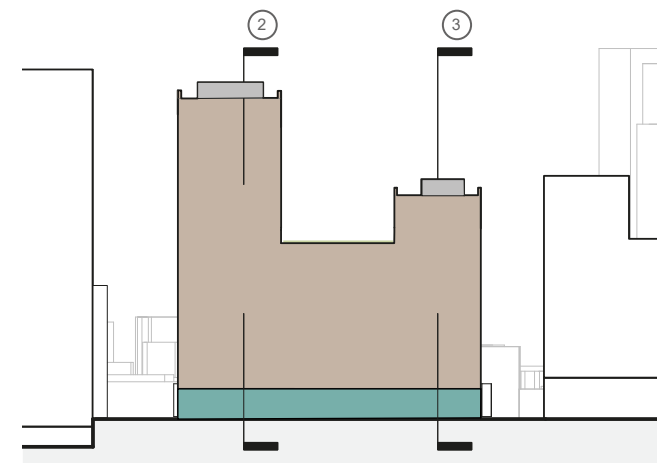


Fig 4.4.5: Typical use split, long section - 1

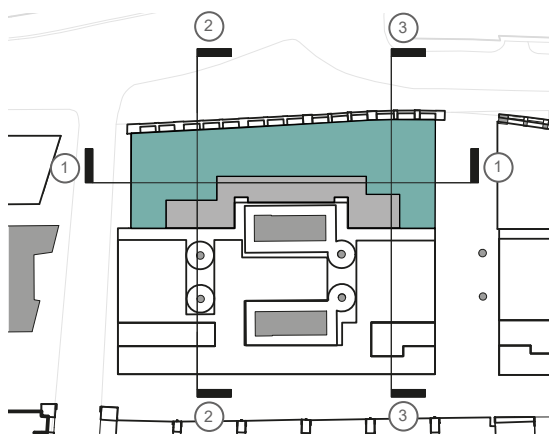


Fig 4.4.3: Typical use at ground level

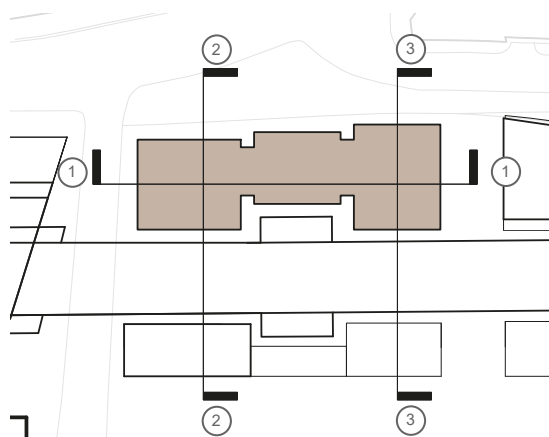


Fig 4.4.4: Typical use at upper levels

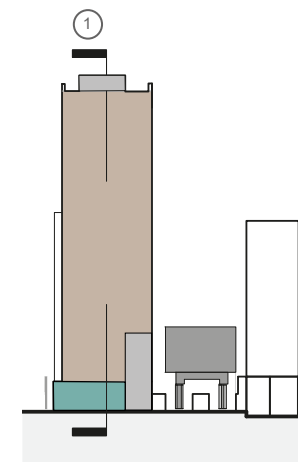


Fig 4.4.6: Typical use split short section - 2

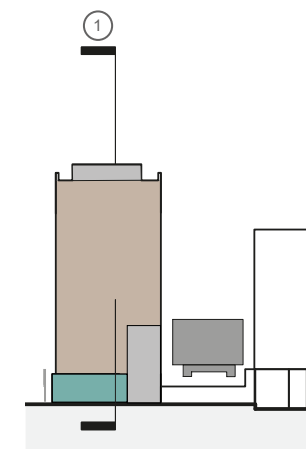


Fig 4.4.7: Typical use split short section - 3

#### 4.4.11 Scale and Massing

#### 4.4.12 Constraints and Influences

*The building (including its balconies) has to respect the 2m exclusion zone around the London Overground viaduct in plan and section and avoid the restriction zones associated with the structural footings.*

This is a TfL restriction that must be adhered to.

*The building, where possible, should be designed to minimise daylight amenity impacts on adjacent existing buildings.*

This will ensure that the buildings where possible adhere to planning policy guidance, whilst being cognisant of target unit numbers and mix.

#### Heritage Interfaces

*The historic Boundary Wall will be retained and incorporated within the design of the northern façade of plot 4.*

This supports the masterplan approach to heritage where elements shall be refurbished, retained and re-purposed where possible. The wall appears as a visual base to plot 4 – grounding it in the street and composing the development so that the symbiotic relationship between the site heritage and new building, create a authentic identity for the development on Bethnal Green Road and Sclater Street.

*The new buildings will all be set behind the existing Boundary Wall.*

This is to reinforce prominence to the historic structures along Sclater Street, which are significant elements of the street's existing character.

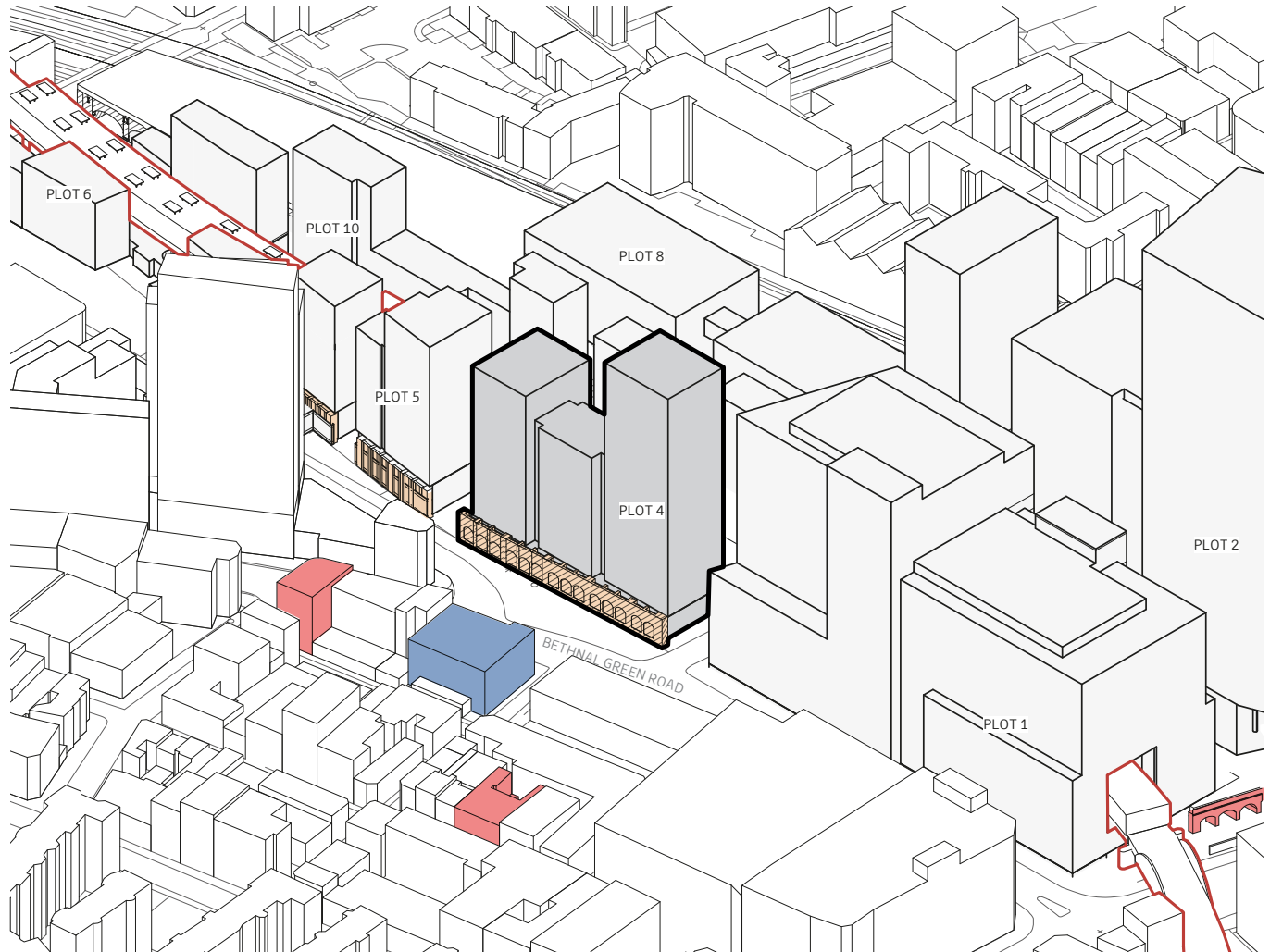


Fig 4.4.9: Constraints and Influences

- Statutory listed building (Grade II)
- Locally listed building
- Historically significant structures to be retained

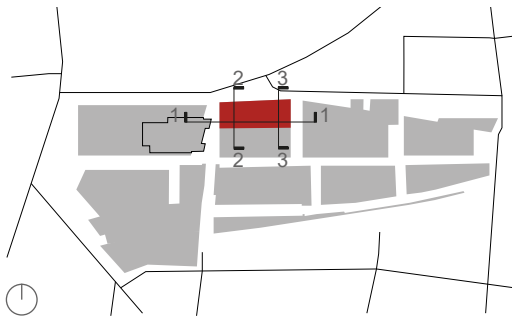


Fig 4.4.14: Plot location key

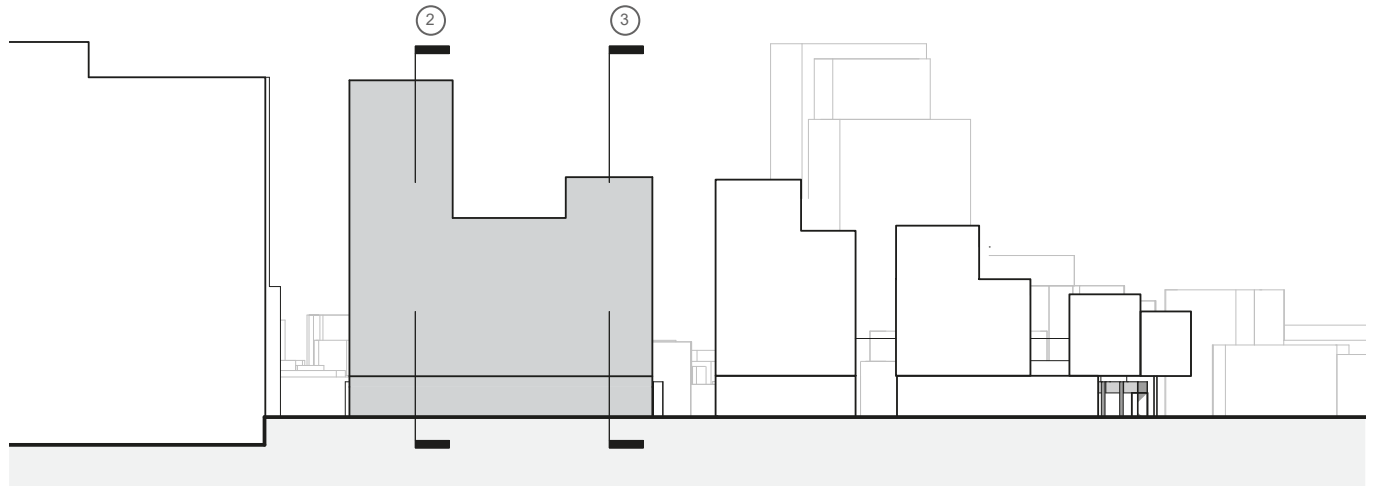


Fig 4.4.11: Section 1

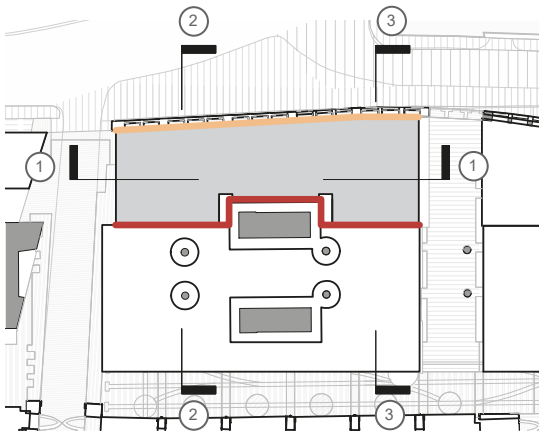


Fig 4.4.10: Ground level

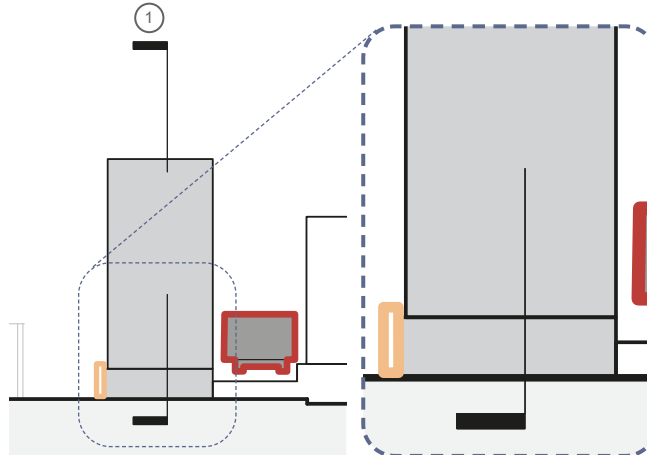


Fig 4.4.12: Section 2

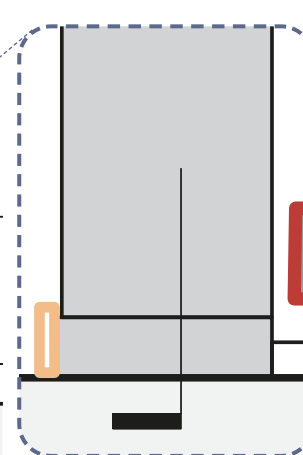


Fig 4.4.15: Section 2 (wall)

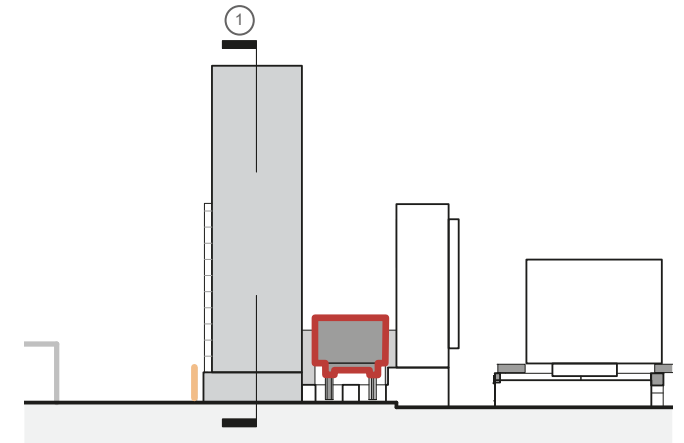


Fig 4.4.13: Section 3

- London Overground 2m exclusion zone
- Historically significant structures to be retained

#### 4.4.13 Articulated Form

*The new building should be broken down into 3 blocks. This will be achieved using recesses and varying heights articulated within the massing. The stepping approach to eaves height should be maintained within the max/min parameters.*

This will ensure the articulated form can be delivered within the parameters set.

*The individual block heights have been defined as a response to the context and neighbouring development propositions. The proposed massing is composed so that the most western block has a scale relationship to plot 1 and the most eastern block with plot 5. The central block is reduced in scale to bring variance to the eaves' line and further enhance the composition.*

This strategy builds a strong authentic relationship between the building and Sclater Street. The recesses create slender proportions and a more appropriate massing within the street.

*The central block will have the lowest roof level which will be accessible.*

This will allow outdoor space provision with good surveillance, with access from both cores.

#### 4.4.14 Active Ground Plane

*The plot will provide street facing retail units to the north, east and west.*

Plot 4 fronts onto three key movement corridors into the site and along Sclater Street. Retail units will create new animation to the streetscape.

#### 4.4.15 Building Maximum and Minimums

*The plans, sections and 3D diagrams opposite define the maximum and minimum proposed extents for the building. A 2m wide balcony zone surrounds the maximum parameter envelope.*

Both the minimum and maximum extents have been tested as part of the Environmental Statement (ES). The balcony zone allows flexibility on location subject to detailed design.

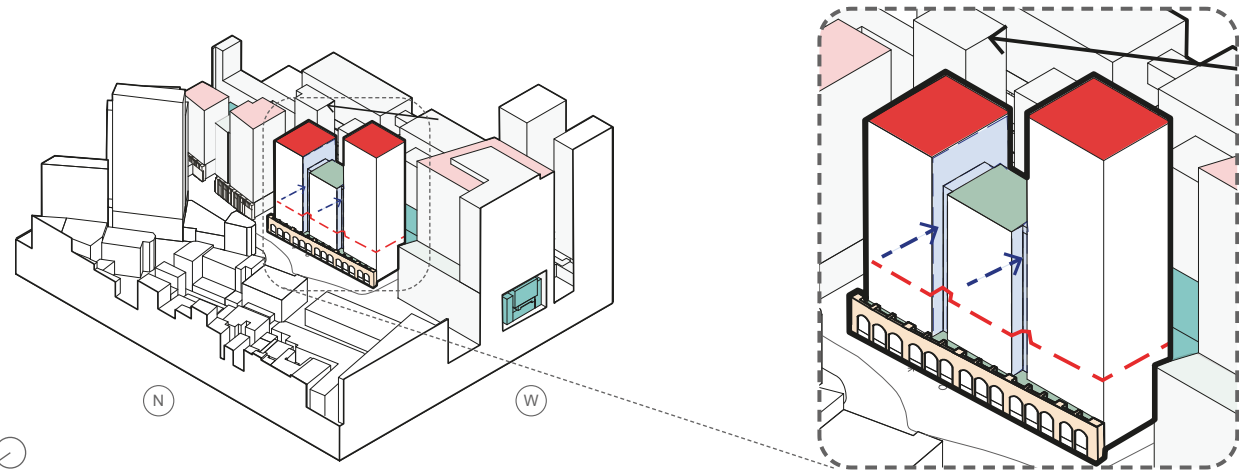


Fig 4.4.16: South East Massing Axonometric

- London Overground
- Historical significance to be retained
- Accessible roof terraces

- Stepped facade
- Stepped mass
- Set back to break up facades

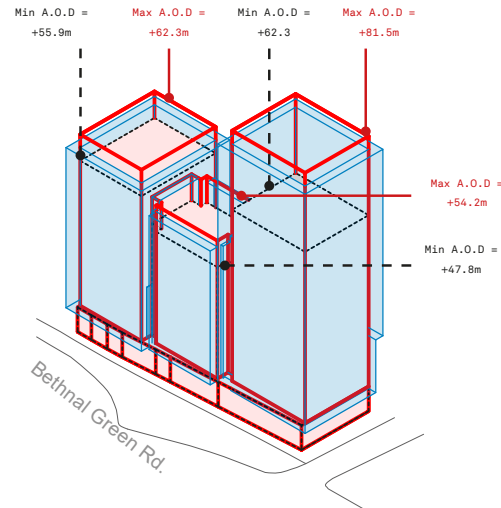


Fig 4.4.17: South west axo - minimum and maximum parameters

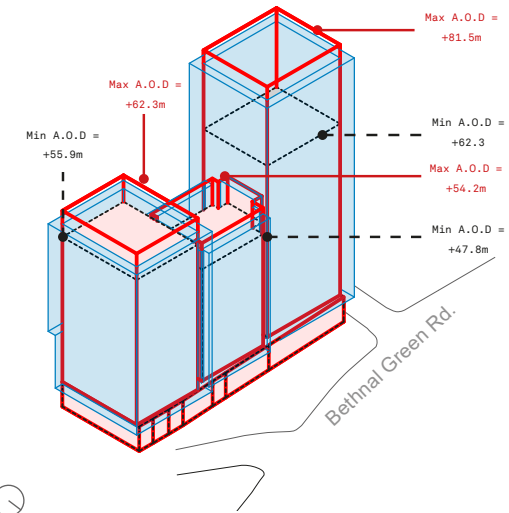


Fig 4.4.18: North east axo - minimum and maximum parameters

- 2m balcony parameter (outside 2m restriction London Overground zone)
- Minimum parameter
- Maximum parameter

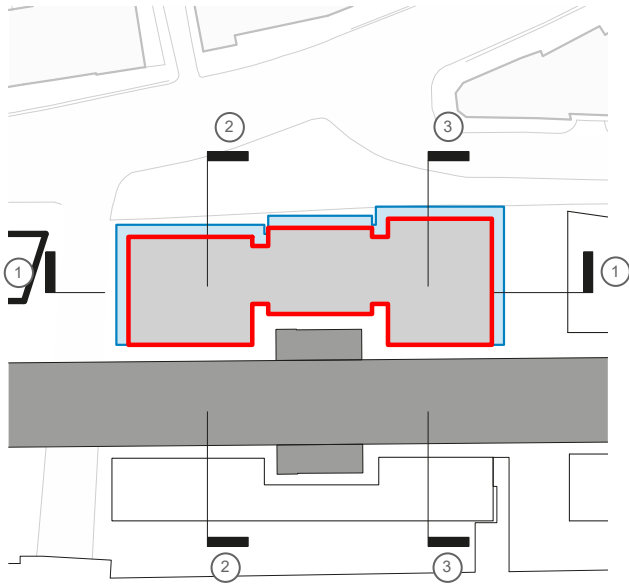


Fig 4.4.19: Platform level

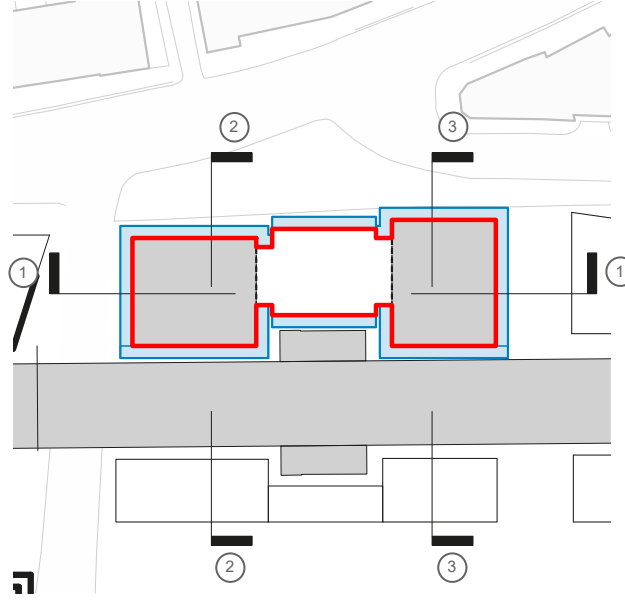


Fig 4.4.20: Typical upper

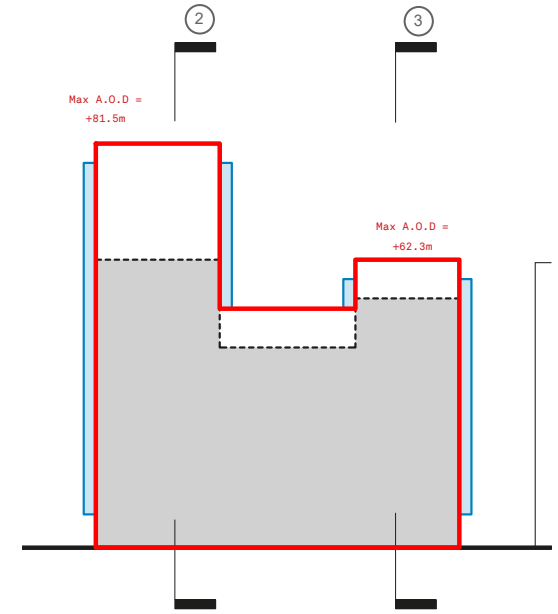


Fig 4.4.21: Long section - 1

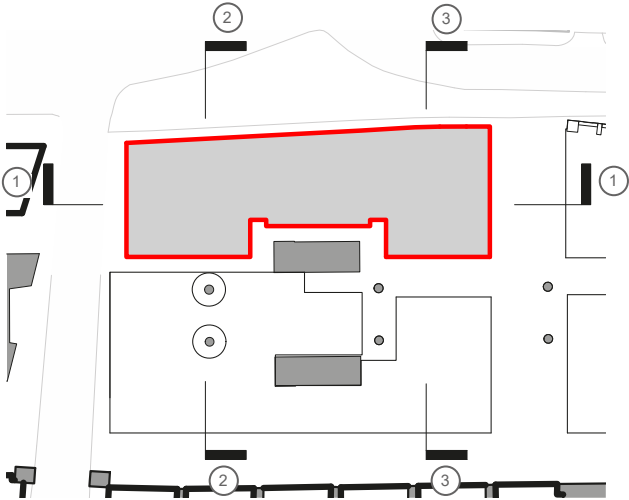


Fig 4.4.22: Ground level

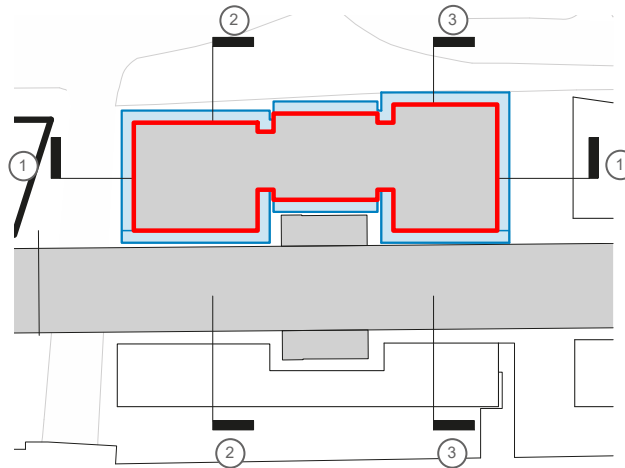


Fig 4.4.23: Typical middle

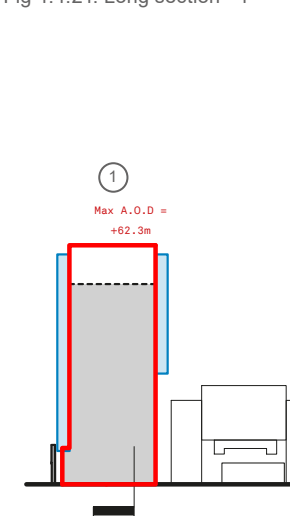


Fig 4.4.24: Short section - 2

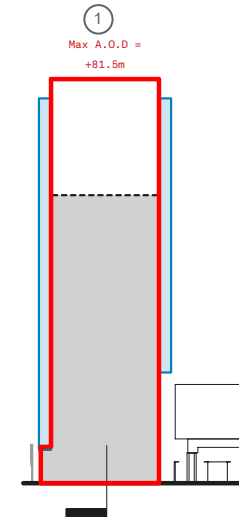


Fig 4.4.25: Short section - 3

2m balcony parameter (outside 2m restriction London Overground zone)

Minimum parameter

Maximum parameter

#### 4.4.17 Mass and Materiality

#### 4.4.18 Composition

*The building shall consist of a base, body, crown and recesses.*

The composition of the block shares these principle elements with the neighbouring context.

#### 4.4.19 Base

*The Boundary Wall is to be retained and will form the base of the new buildings along the northern edge.*

The inclusion of the Boundary Wall as a base will assist in introducing a human scale to the proposed massing and create a consistent language derived from the local context.

*Only minor interventions will be made in the Boundary Wall, using the existing arched openings.*

This will ensure the Boundary Wall is fully integrated into the scheme, taking advantage of the character and architectural qualities the wall brings to the street edge.

#### 4.4.20 Body

*The window openings should be designed as horizontally proportioned repeating bays with expressed vertical window transom/glazing bars, set between vertical masonry piers. An allowance should be made in the fenestration for window openings and louvred panels for air intake/extract.*

This will reference the architecture of the Shoreditch warehouses' and provide a compositional strategy that enables the layering of the buildings architecture and helps to control its apparent scale.

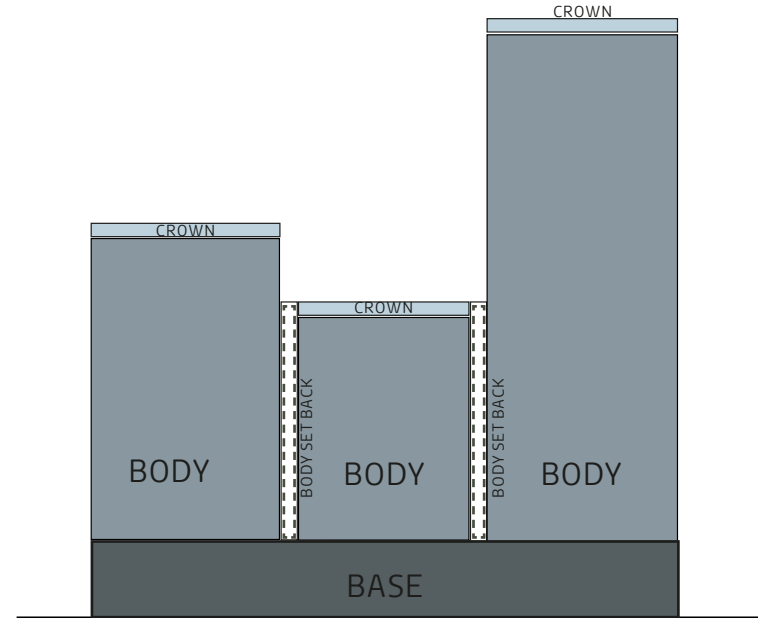


Fig 4.4.28: Approach to mass and materiality



Fig 4.4.26: Base existing Boundary Wall refurbishment precedent



Fig 4.4.27: Paired repeating bays



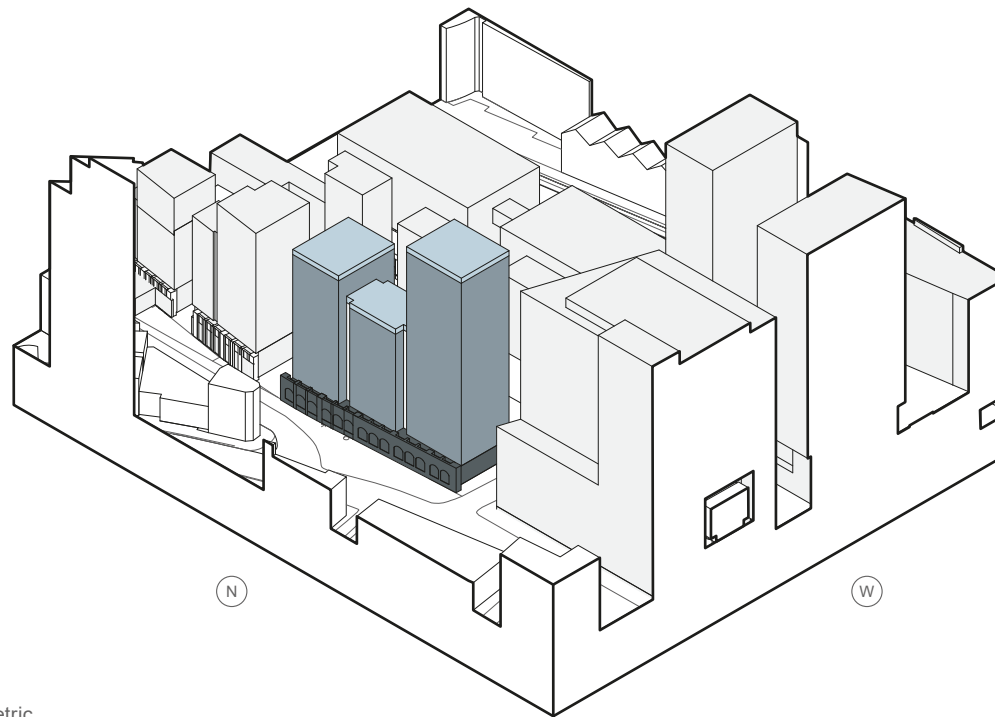
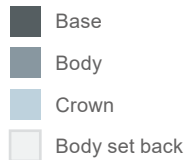


Fig 4.4.30: Massing axonometric



Fig 4.4.31: Body materiality precedent



Fig 4.4.29: Shoreditch shop front vernacular

*Balconies will be projecting and located within the defined balcony zone. Their final locations should reflect the detailed design and not project outside of the application boundary.*

Balconies will be used to allow for private outdoor amenity space and should be designed to at least minimum policy standards .

#### 4.4.21 Parapet and Plant

*Building parapets to be visually integrated into facade and emphasise the top, or 'crown' to the building.*

Integration of the building parapets will provide a coordinated approach to the appearance of building facades and provide suitable levels of safety for maintenance access to the roof, as well as acting as a screen to roof mounted plant.

#### 4.4.22 Shop front and Signage strategy

*There shall be two formats for shop frontages:*

- *Boundary Wall; openings should respect the existing openings in the wall with the exception of glazed doorways into units which should fill an entire arch.*
- *East and west elevations; shop frontages should utilise full height glazing with a consistent head detail.*

*Signage design shall allow for a variety of designs on a common background. The background will which respond to the unit use and be located to ensure visible from short and long distances.*

This aligns with the site wide approach to shop front design as described in the retail strategy of the Design and Access Statement.

#### 4.4.23 Access and Servicing

##### 4.4.24 Pedestrian Access

*The residential lobby is accessed from Sclater Street, through the Boundary Wall. Retail units shall be accessed from the north (Sclater Street), east and west - where new pedestrian routes will be created.*

This arrangement allows for the residential and retail units to be accessed from Sclater Street where the primary pedestrian movement will take place.

##### Service Access

*Plot 4 will be serviced from the service yard within the Plot 5 boundary located at ground floor accessed via Sclater street.*

This will allow the plot servicing to be segregated from pedestrians creating a better environment for all.

##### 4.4.25 Plant Strategy

*Plant associated with the building is to be provided to the south of the plan, adjacent to the London Overground (ground - level 4) and at roof level.*

This strategic zoning makes best use of the proximity of the London Overground structure and the associated lack of aspect to the south at levels 1-3. It ensures that any plant is concealed from street view.

##### 4.4.26 MEP (Plant, Water, Substation location etc)

*The building shall align with the SUDS attenuation strategy for the site, which allows for the site to come forward in phases and supports a specific catchment area.*

The proposed drainage network has been

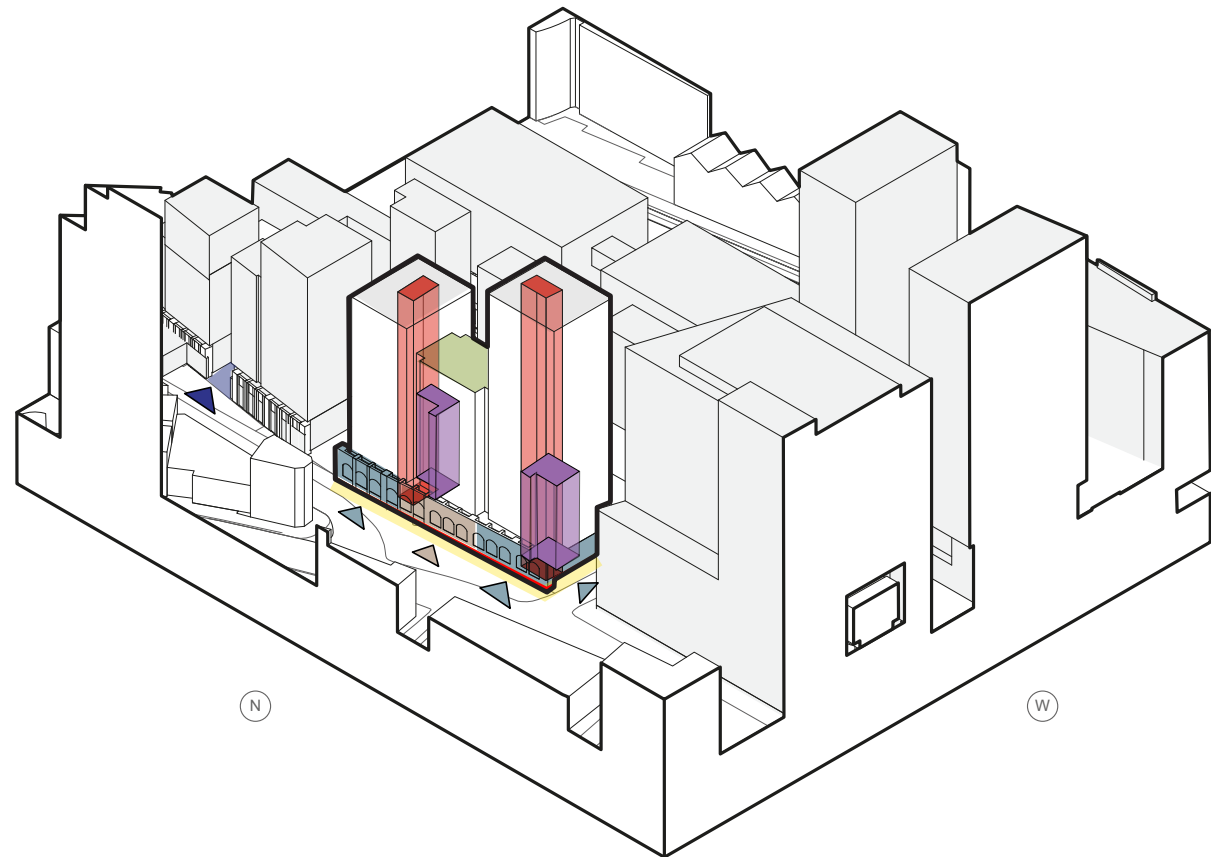












Fig 4.4.32: Access and servicing axonometric

 Retail entrance	 Cycle storage	 1.5 system operating zone
 Residential entrance	 Roof Gardens / attenuation / play space	 Internal or suspended hoisting methods or scaffold
 Residential access	 Service entry	
 Core	 Plot 5 service yard	



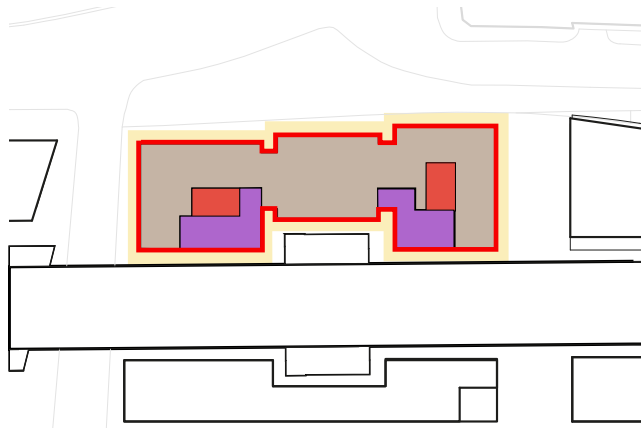


Fig 4.4.35: Typical lower plan

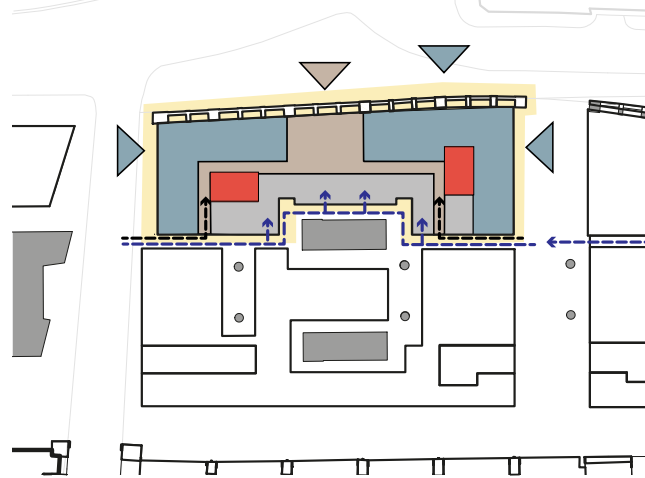


Fig 4.4.36: Ground plan

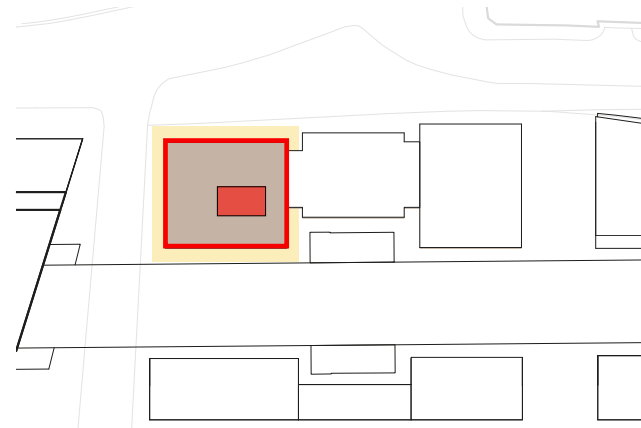
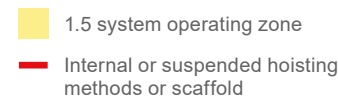
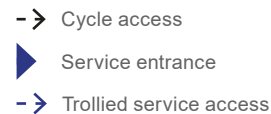


Fig 4.4.33: Typical tower plan

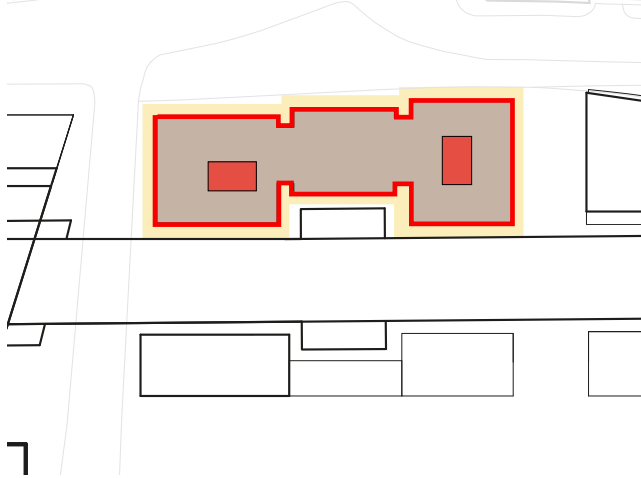


Fig 4.4.34: Typical upper plan

designed to contain the 1 in 100 year return period plus 40% climate change event.

*Substations and LV rooms will be located at ground level with suitable access.*

This aligns with the site wide energy strategy.

#### 4.4.27 Maintenance Access

*Plot 4 is to support suspended access/internal maintenance access methodology with also a 1.5m suspended access clear emergency landing zone.*

This strategy will provide suitable access to the entirety of the building façade. Good practice solutions have been considered to enable all the tasks to be undertaken over the life-cycle of the building making it possible for designers to minimise risk to maintenance contractors.

#### 4.4.28 Cycle Storage

*Long stay cycle storage will be located to the South of the floor plan on the lower residential levels (1 - 4) next to the London Overground.*

*Visitor cycle parking will be positioned within the landscape.*

Long stay cycle provision shall be located in secure storage on lower levels where aspect is poor due to the proximity of the London Overground viaduct.

## 4.5 PLOT 5

### 4.5.1 Use and Quantum

*The new build element of Plot 5 will be mixed use (residential and retail).*

This supports the wider masterplan ambition to create a city quarter with a mix of uses. The predominantly residential use class on the eastern part of the site balances against the office buildings located to the west.

*The existing Weavers Cottages will be a co-working building.*

Smaller scale offices are appropriate for the east side of the masterplan. This also follows Tower Hamlets' Managing Development Document, Section DM15 which welcomes the development of new employment floor space with flexible units including units less than 250m<sup>2</sup> & 100m<sup>2</sup> to meet the needs of Small & Medium Enterprises.

*The existing Victorian Building will be a mixed use building with residential units above retail.*

This matches the typologies that can be found on Brick Lane and will create an active use at ground floor.

*The existing Mission Hall will be part of a new commercial unit.*

This will repurpose the building and allow it to be brought back into use.

### 4.5.2 Quantum of Uses

*The maximum and minimum areas by use class are identified on table (Table 4.5.1 - Table 4.5.2).*

A maximum and minimum set of areas allows for the development to come forward in the future so that it can respond to market demands.

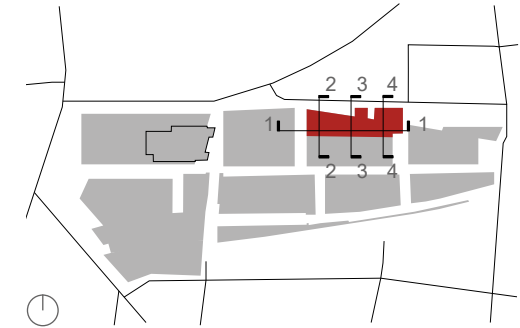


Fig 4.5.1: Site plan key

Level	Retail GEA m <sup>2</sup>	Office GEA m <sup>2</sup>	Residential GEA m <sup>2</sup>	D1/D2 GEA m <sup>2</sup>	Plant/Ancillary GEA m <sup>2</sup>	Service Yard m <sup>2</sup>	Total GEA m <sup>2</sup>
<b>Total</b>	<b>1,004</b>	<b>521</b>	<b>9,518</b>	<b>315</b>	<b>423</b>	<b>869</b>	<b>12,650</b>

Table 4.5.1: Plot 5 maximum GEA

Level	Retail GEA m <sup>2</sup>	Office GEA m <sup>2</sup>	Residential GEA m <sup>2</sup>	D1/D2 GEA m <sup>2</sup>	Plant/Ancillary GEA m <sup>2</sup>	Service Yard m <sup>2</sup>	Total GEA m <sup>2</sup>
<b>Total</b>	<b>1,004</b>	<b>521</b>	<b>7,615</b>	<b>315</b>	<b>394</b>	<b>869</b>	<b>10,718</b>

Table 4.5.2: Plot 5 minimum GEA

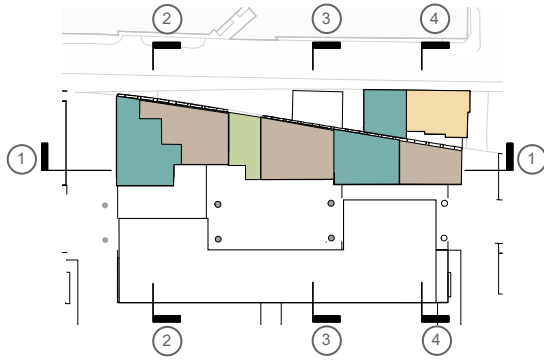


Fig 4.5.2: Typical use level one

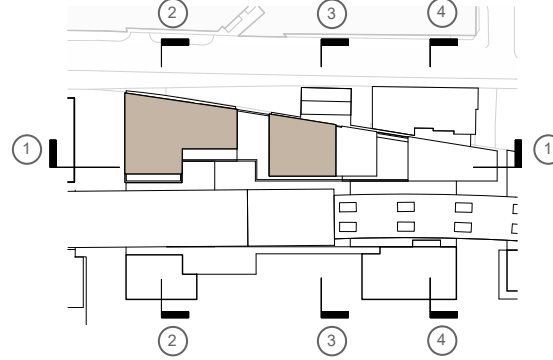


Fig 4.5.3: Typical use level nine

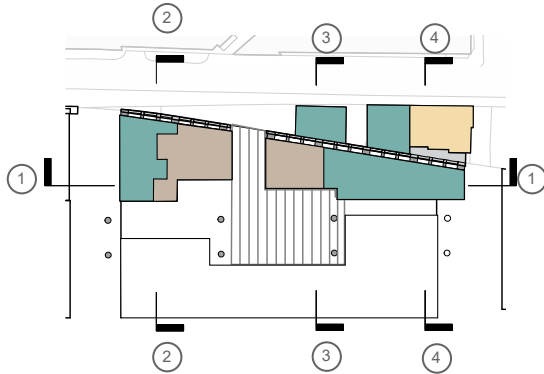


Fig 4.5.4: Typical use at ground level

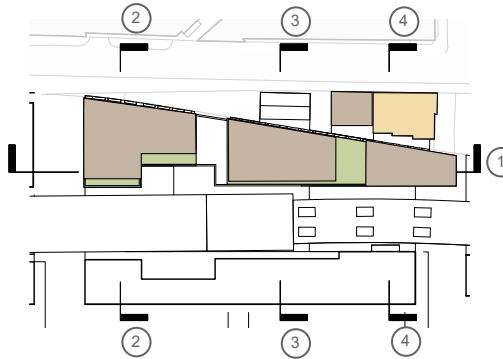


Fig 4.5.5: Typical use level two

- Office
- Residential
- Plant/ancillary
- Mixed use (predominantly retail / residential cores)
- Roof Gardens / attenuation / play space

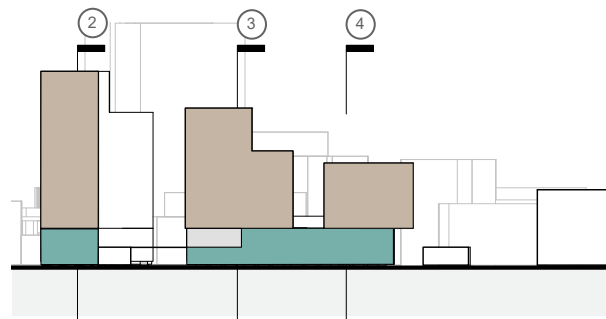


Fig 4.5.6: Typical long section - 1

#### 4.5.3 The Ground Level

*The Ground floor level of the new build elements of Plot 5 will be mixed use, predominantly retail with residential lobbies and office entrance.*

This mix of uses will ensure an active ground floor and provide animation to the street.

#### 4.5.4 Levels 1 and 2

*The lower levels of the new build elements will provide residential units, plant and ancillary space.*

This will make the best use of the new buildings' lower floors which sits between the existing constraints of the Boundary Wall and the London Overground viaduct.

#### 4.5.5 Level 3 and above

*The upper floors in the new build will contain residential units. The roofs should contain accessible terraces, play areas or ancillary plant.*

This will allow maximum natural light into the residential units as well as animated roof tops and safe play areas.

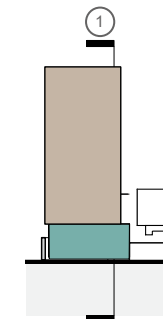


Fig 4.5.7: Typical short section - 2

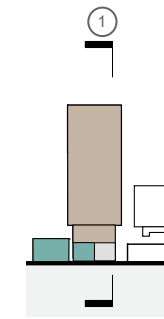


Fig 4.5.8: Typical short section - 3

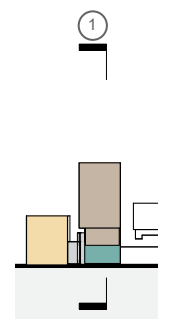


Fig 4.5.9: Typical short section - 4

#### 4.5.6 Scale and Massing

#### 4.5.7 Constraints and Influences

*The building has to respect the 2m exclusion zone around the London Overground viaduct in plan and section. It has to allow for future escape stairs from the station and retain all historic structures including the, Boundary Wall, Weavers Cottages, Victorian Building and Mission Hall.*

The 2m exclusion zone and escape stair provision are a TfL restriction. The retention of the historic structures is a site wide strategy with regards to the historic fabric.

##### Heritage Interfaces

*The existing Weavers' Cottages are to be retained, refurbished and extended to the rear (south elevation).*

This will provide a useful and useable space for flexible office accommodation.

*The existing Weavers' Cottages will be extended to the east with a contemporary addition at level 2, forming a gateway threshold under to the new north south route into the proposed scheme.*

This will add a gateway feature and extend Cygnet Lane from the north into the revised scheme.

*The Victorian Building is to be retained and refurbished, the unsympathetic modern extensions and drainage are to be removed and the shop fronts are to be restored to align with the local Shoreditch shop-front vernacular.*



Fig 4.5.10: Constraints and influences

- Statutory listed building (grade II)
- Existing Boundary Wall to be retained
- The Victorian Building
- Mission Hall
- Weavers Cottages
- Gateway Extension
- London Overground 2m exclusion zone

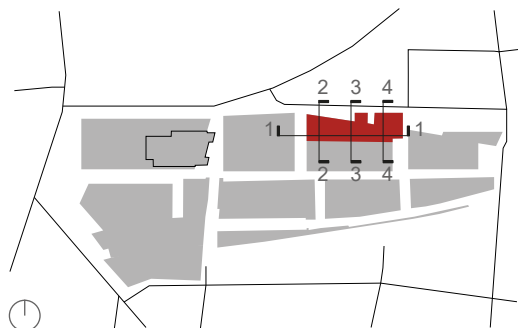


Fig 4.5.18: Site plan key

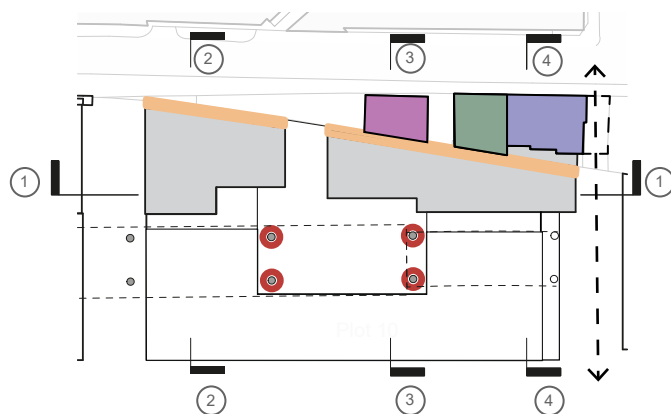


Fig 4.5.11: Ground level



Fig 4.5.12: Platform level

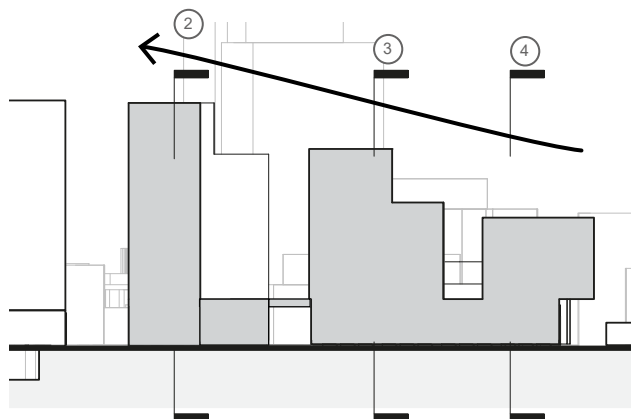


Fig 4.5.16: Section 1

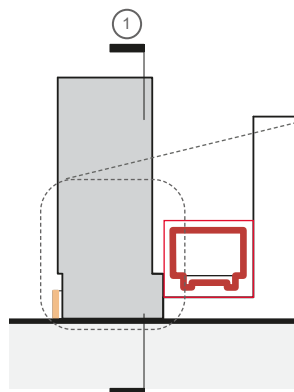


Fig 4.5.13: Section 2

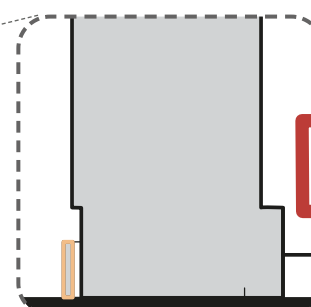


Fig 4.5.17: Section 2 (wall)

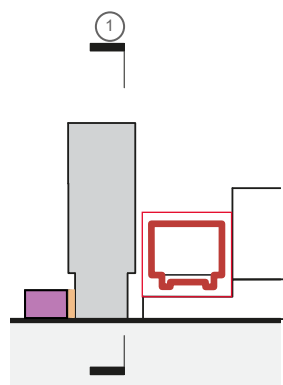


Fig 4.5.14: Section 3

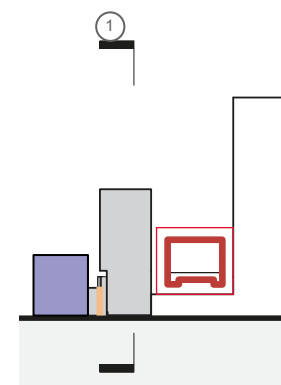


Fig 4.5.15: Section 4

This will ensure the building is brought back to its historic appearance whilst accommodating modern needs.

*The Mission Hall is to be retained, refurbished with new openings where required .*









Minor alterations will assist with updating the building in-line with modern standards.

*The historic Boundary Wall will be retained and incorporated within the design of the northern façade.*

This supports the revised scheme approach to heritage where elements shall be refurbished, retained and re-purposed where possible. The wall appears as a plinth to plot 5, grounding it in the street and composing the development so that the symbiotic relationship between the site heritage and new buildings create an authentic identity for the development on Sclater Street.

*The new buildings will all be set behind the existing Boundary Wall.*

This is to give prominence to the historic structures along Sclater Street, as they are significant elements of the streets overall character.

-  New public route
-  Podium deck
-  Weavers Cottages
-  The Victorian Building
-  Mission Hall
-  London Overground 2m exclusion zone
-  Existing Boundary Wall to be retained
-  Height steps up with Sclater Street context

#### 4.5.8 Articulated Form

*The Weavers' Cottages have a main body and a two-storey outrigger. The main body of the houses should be retained in massing and volume. The outrigger should be removed and replaced with a full width three-storey extension.*

This will provide larger open plan areas which cannot be accommodated within the retained front section of the historic cottages, such as desk space, meeting rooms and circulation.

*The Victorian Building will have its modern unsympathetic extension removed.*

This will allow to provide access to a commercial unit behind the Boundary Wall and create an opportunity for new public realm.

*The new buildings should be broken down into 3 distinct blocks. Spaces between the blocks should relate to the existing retained buildings to allow for aspect and amenity.*

This is to reduce the massing impact on Sclater Street by creating views through the blocks.

*Further articulation should be introduced in the two larger blocks utilising recesses. The buildings' heights should increase from smaller to taller towards the west. The crown of the lower building will have a massing relationship to the lower portion of the adjacent block creating a stepping profile in height.*

The recesses will create more slender vertical proportions visually reducing the massing in the street. Building heights should allow for a varied skyline contributing to the existing townscape. The decreasing height from west to east allows the massing to relate to the immediate context in an appropriate way.

#### Building Maximum and Minimums

*The plans, sections and 3D diagrams opposite define the maximum and minimum proposed extents for the building. A 2m wide balcony zone surrounds the maximum parameter envelope.*

Both the minimum and maximum extents have been tested as part of the Environmental Statement (ES). The balcony zone allows flexibility on location subject to detailed design.

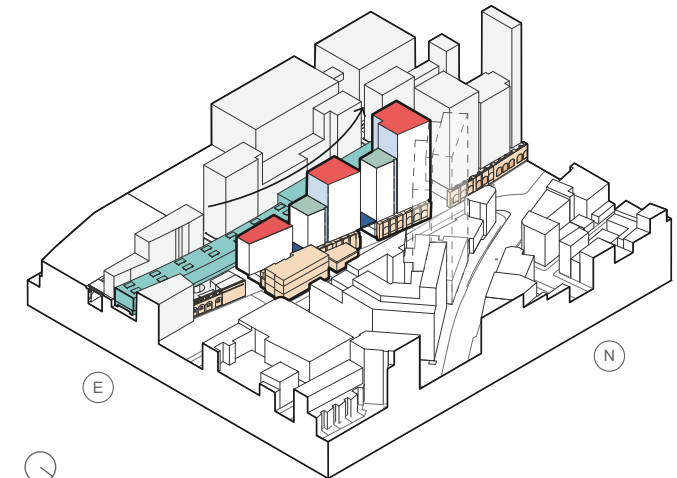


Fig 4.5.19: North east massing axonometric

- London Overground
- Historical significance to be retained
- Accessible roof terraces

- Podium deck over service yard
  - Height steps up with Sclater Street context
  - Break up facades set back
- Increasing height for transition to taller buildings

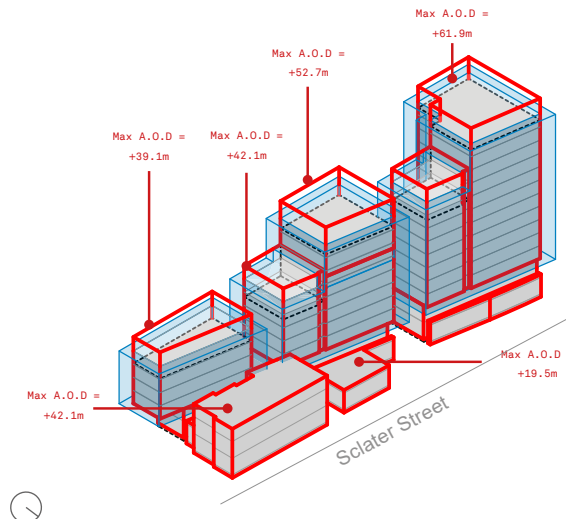


Fig 4.5.20: North east axo - minimum and maximum parameters

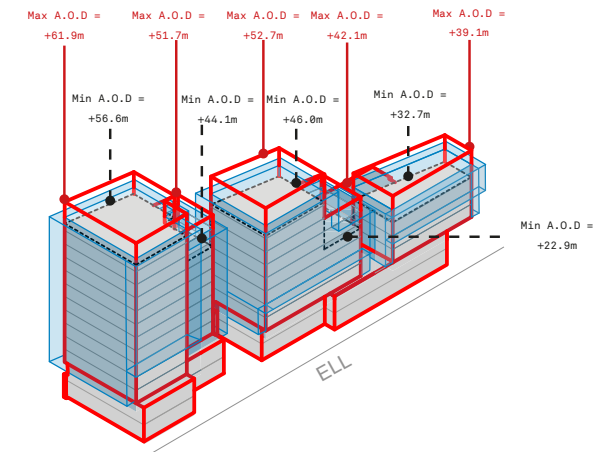


Fig 4.5.21: South west axo - minimum and maximum parameters

- 2m balcony zone
- Minimum parameter
- Maximum parameter

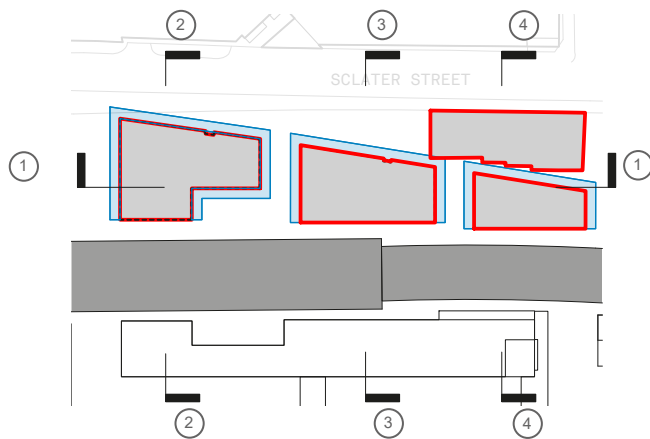


Fig 4.5.22: Platform level

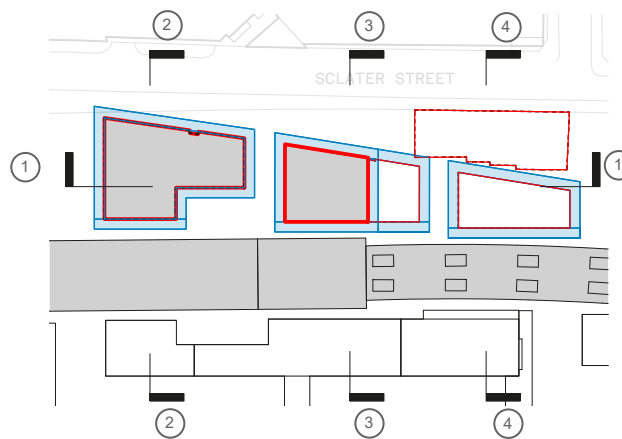


Fig 4.5.23: Typical upper levels

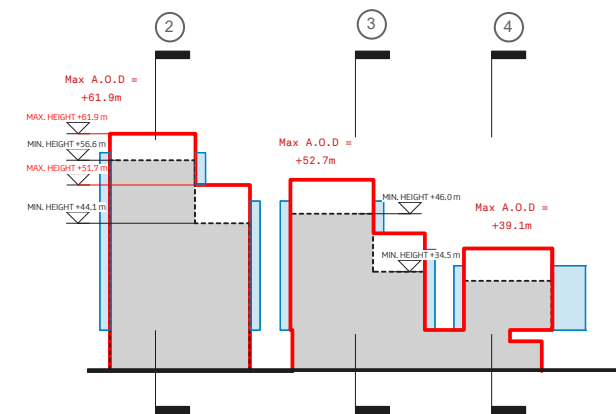


Fig 4.5.24: Long section 1

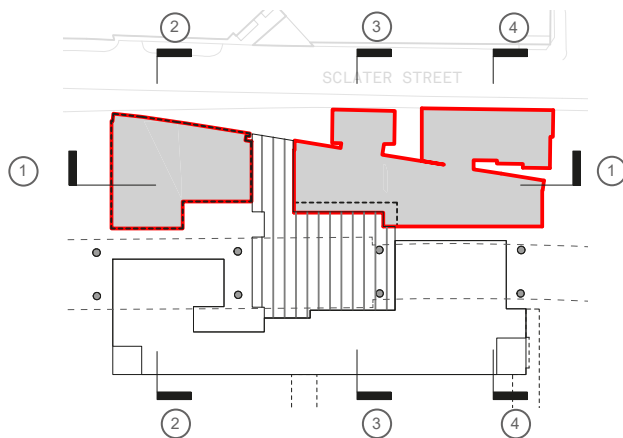


Fig 4.5.25: Ground level

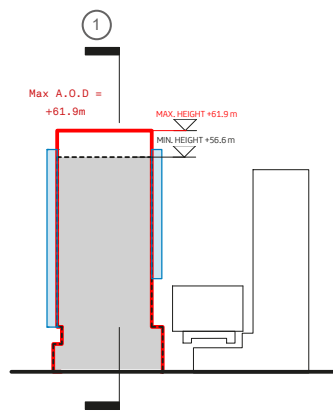


Fig 4.5.26: Short section 2

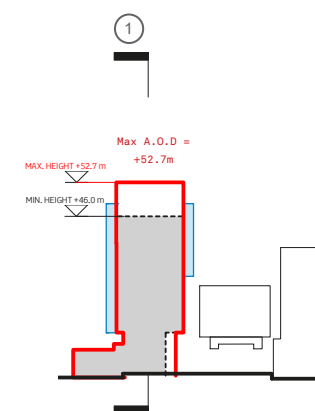


Fig 4.5.27: Short section 3

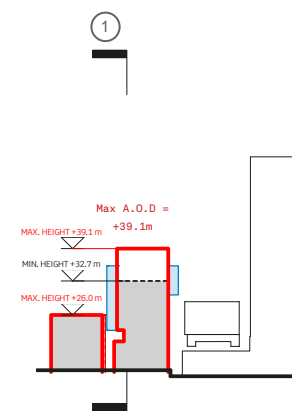


Fig 4.5.28: Short section 4

- 2m balcony zone
- Minimum parameter
- Maximum parameter



#### 4.5.9 Mass and Materiality

#### 4.5.10 Composition

*The building shall consist of a base, body and crown.*

The scale of the building will be reduced when utilising this approach and will reference the architecture of Shoreditch furniture warehouses.

#### 4.5.11 Base

*The Boundary Wall is to be retained and will form the base of the new buildings along the north elevation.*

The inclusion of the boundary wall as a base will assist in introducing a human scale to the proposed massing and create a consistent language derived from the local context.

*Only minor interventions will be made on the Boundary Wall, using the existing arched openings.*

This will ensure the Boundary Wall is fully included in the scheme and advantage is taken of its depth and architectural qualities.

*A segment of the boundary wall is to be removed to allow for access into the service yard.*

This will allow for servicing of the eastern part of the revised scheme and aligns with the transport assessment.

#### 4.5.12 Body

*For the smaller block to the east, the materials, proportions and openings shall reference the ones of the existing Weavers' Cottages and Victorian Building. The detailing shall be modern. A mix of juliet and projecting balconies shall be used as necessary.*

This will reference the architecture of the immediate context to ensure high quality details.

*For the middle and west blocks, the window openings should be paired horizontally with intermediate mullions and soldier courses spanning between brick piers. Bays will be designed over two to three floors. An allowance should be made in the fenestration for window openings, louvred panels for air intake/extract. A mix of juliet and projecting balconies shall be used as necessary.*

This will reference the furniture warehouses' architecture and provide a suitable level of detailing for buildings of such scale.

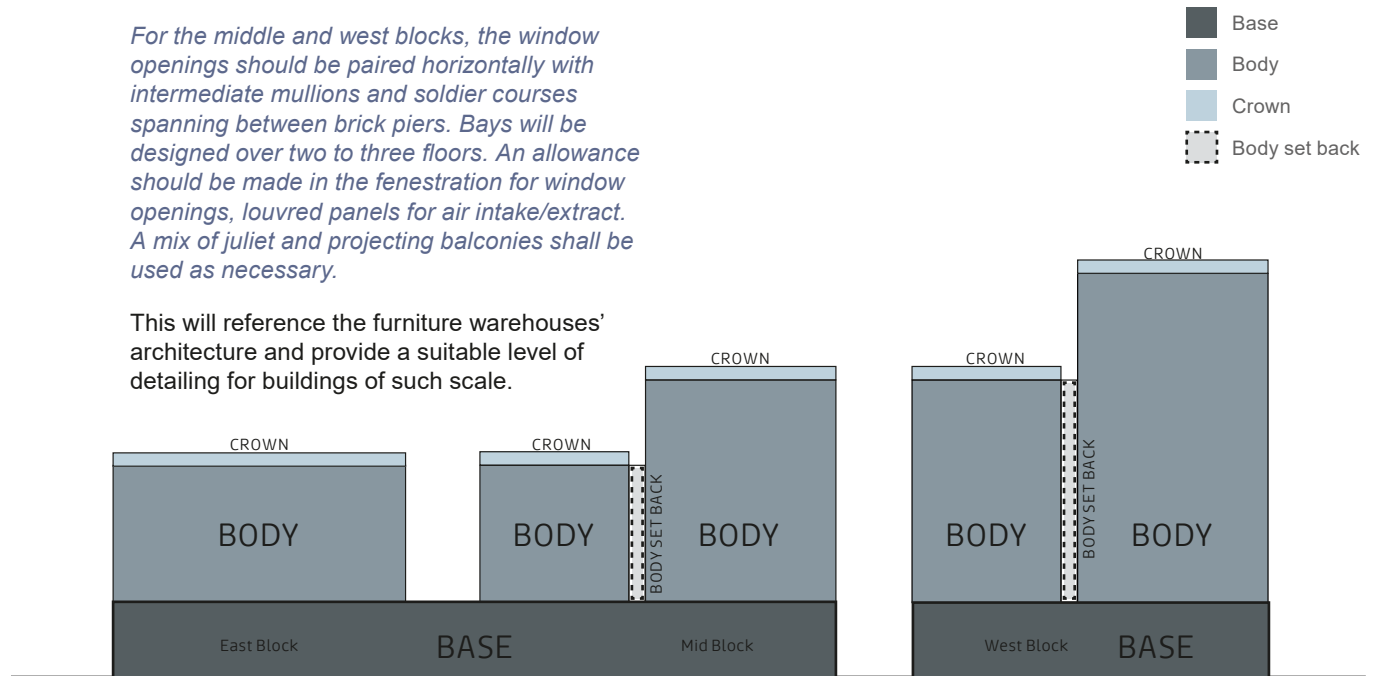


Fig 4.5.30: Approach to mass and materiality



Fig 4.5.29: Precedent, Chris Dyson Architects - Wapping Pier Head



Fig 4.5.31: Precedent, Chris Dyson Architects - Sekforde Arms

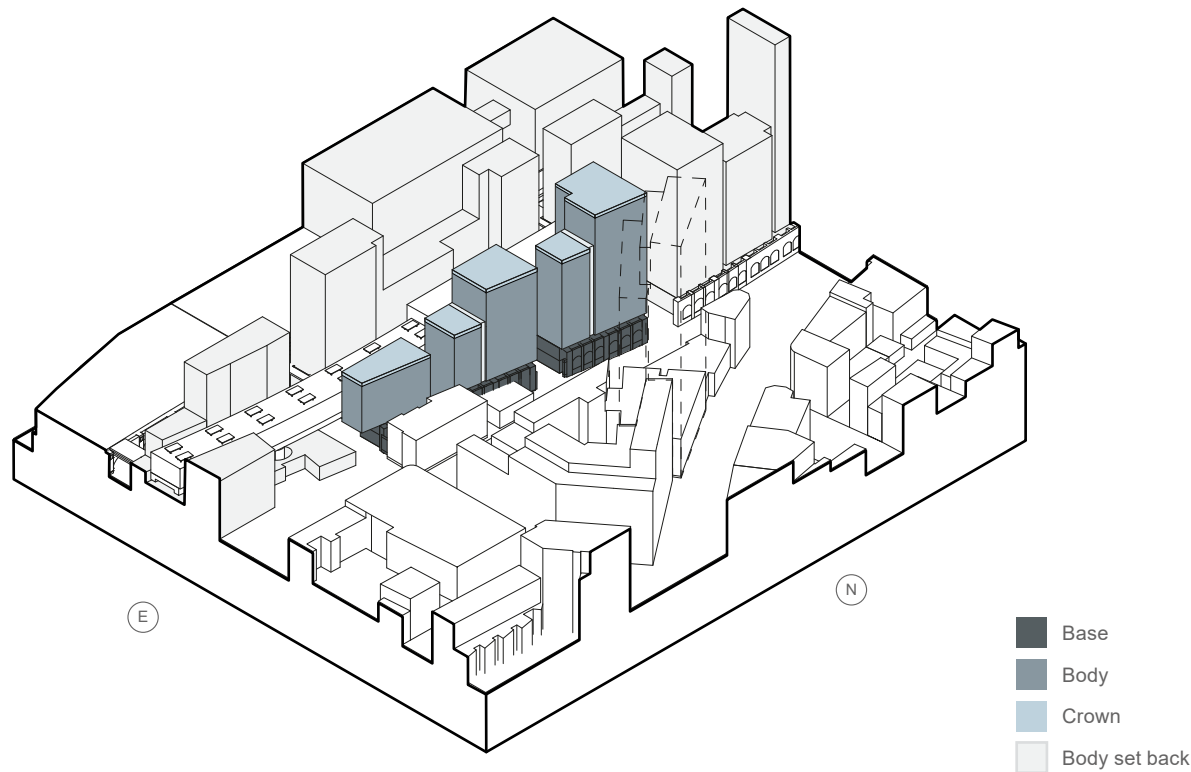


Fig 4.5.33: Massing axonometric



Fig 4.5.35: Precedent, Chris Dyson Architects - 1 Fashion Street



Fig 4.5.32: Image of existing boundary wall (arch)



Fig 4.5.34: Image of existing boundary wall

#### 4.5.13 Crown

*The new build elements will have architectural details marking the crown of the buildings, this detailing will also act as parapets.*

Integration of the building parapets will provide a coordinated approach to the appearance of building facades and provide suitable levels of safety for maintenance access to the roof.

#### 4.5.14 Shop Front and Signage Strategy

*For the existing buildings, the existing shop fronts are to be restored using examples from Brick Lane and on the east part of Sclater Street as precedents. Signage will be painted onto new shop fronts.*

This is to ensure the shop front designs compliment the architectural style of the historic building.

*There shall be two formats for shop frontages:*

- *Boundary Wall: openings should respect the existing openings in the wall with the exception of glazed doorways into units which should fill an entire arch.*
- *East and west elevations: shop frontages should utilise full height glazing with a consistent head detail.*

*Signage design shall allow for a variety of designs on a common background. The background will which respond to the unit use and be located to ensure visible from short and long distances.*

This aligns with the site wide shop front design guideline strategy.

#### 4.5.15 Pedestrian Access

*Weavers' Cottages: the primary entrance is to be located on Sclater Street to provide access to the co-working space. A secondary entrance will be provided for cyclists, to the rear, through the new gateway building on Cygnet Lane.*

This arrangement allows for the building to be accessed from Sclater Street where the primary pedestrian movement will take place whilst providing a separate access for cyclists.

*Victorian Building; the primary entrance to the residential units is to be located on Sclater Street. Secondary entrances on Sclater Street will be provided to support the retail uses at ground.*

This arrangement allows for the residential and retail units to be accessed from Sclater Street where the primary pedestrian movement will take place.

*New buildings; residential lobbies to the larger buildings are accessed from Sclater Street. The smaller building is accessed from the new route through, Cygnet Lane, to the east. Retail units shall be accessed from the north, Sclater Street, and west, where a new pedestrian route through is created.*

This arrangement allows for the residential and retail units to be accessed from Sclater Street where the primary pedestrian movement will take place.

#### 4.5.16 Service Access

*Plot 5 will be serviced from the service yard located at ground floor accessed via Sclater Street.*

This is in accordance with the traffic assessment that accompanies the application.

#### 4.5.17 Plant Strategy

*Plant associated with the new buildings is to be provided at ground floor or on the roof. Plant should be visually enclosed on all sides, but can be open topped.*

This is to ensure that from a townscape perspective that plant is concealed from adjacent buildings and from ground view.

#### 4.5.18 MEP Fixes (Plant, Water, Substation location etc)

*The building shall align with the SUDS attenuation strategy for the site, which allows for the site to come forward in phases and supports a specific catchment area.*

The proposed drainage network has been designed to contain the 1 in 100 year return period plus 40% climate change event.

*Substations and LV rooms will be located at ground level with suitable access.*

The building should align with the site wide energy strategy.

#### 4.5.19 Maintenance Access

*Plot 5 is to support long reach tools from ground and suspended access/internal maintenance access methodology.*

This strategy will provide suitable access to the entirety of the building façade. Good practice solutions have been considered to enable all the tasks to be undertaken over the life-cycle of the building.

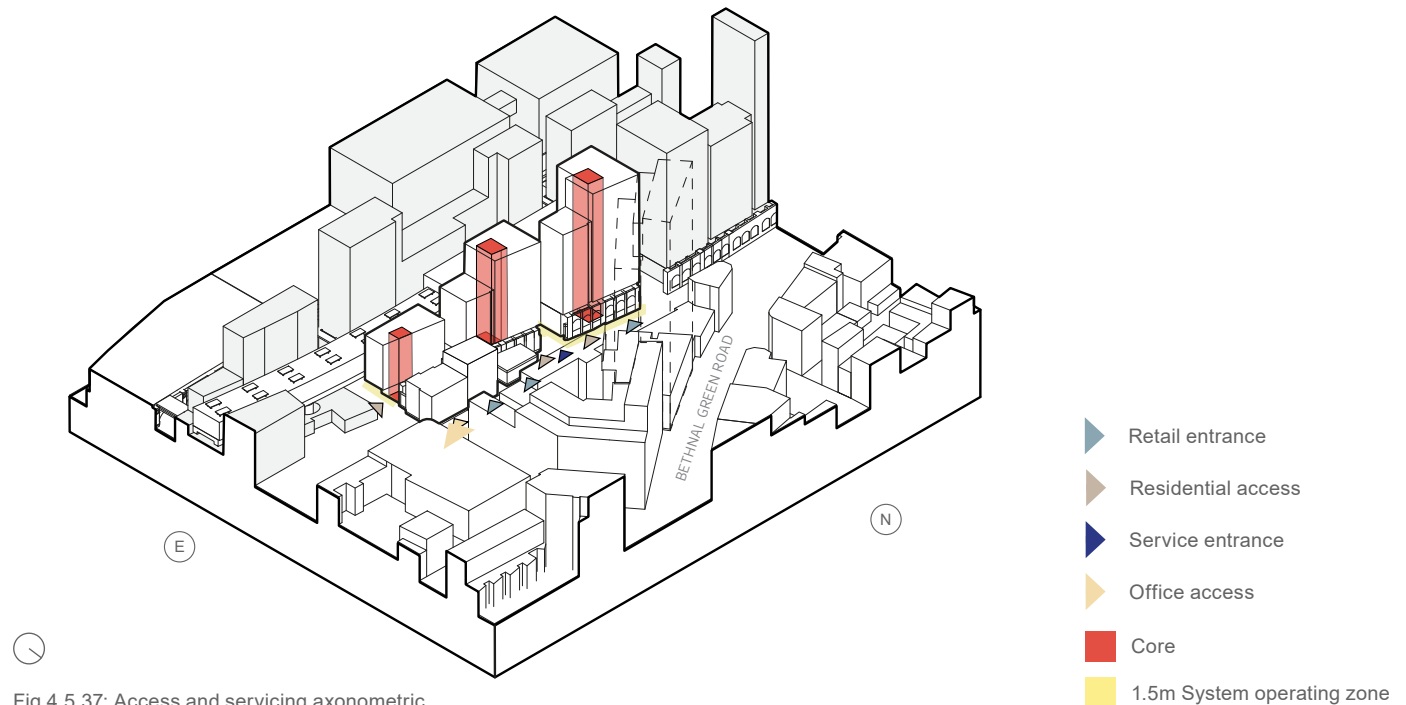


Fig 4.5.37: Access and servicing axonometric



Fig 4.5.40: Access and servicing level one



Fig 4.5.39: Access and servicing level nine

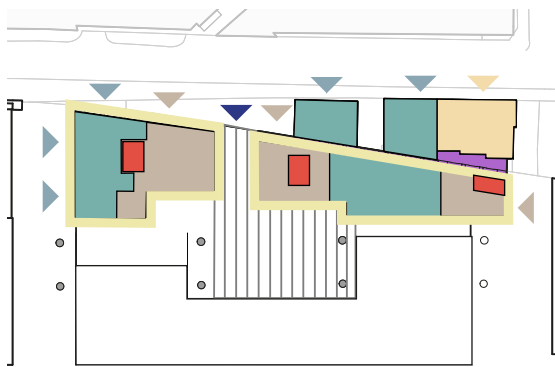
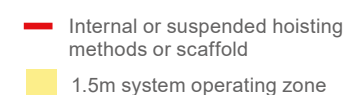
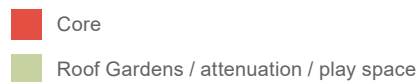
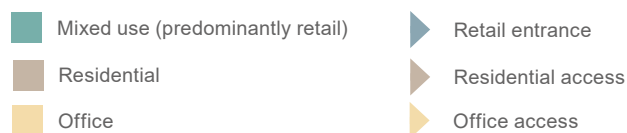


Fig 4.5.41: Access and servicing ground level



Fig 4.5.38: Access and servicing level two



## 4.5.20 Cycle Storage

*Weavers Cottages and Victorian Building: long stay cycle parking spaces shall be provided within the gated rear courtyard. Short stay cycle parking forms part of a site-wide provision.*

This is to ensure that long stay cycle parking is allowed for within close proximity of the building and short stay parking is coordinated with other plots for more coherence.

*New buildings: each of the new buildings will have their own residents' long stay cycle storage provision on the lower levels to the south, facing the London Overground viaduct. Visitors' cycle parking forms part of a site-wide provision.*

This will ensure that long stay residents cycle parking is allowed for within the building and short stay is coordinated with other plots for more coherence.

ballymore.



Hammerson