

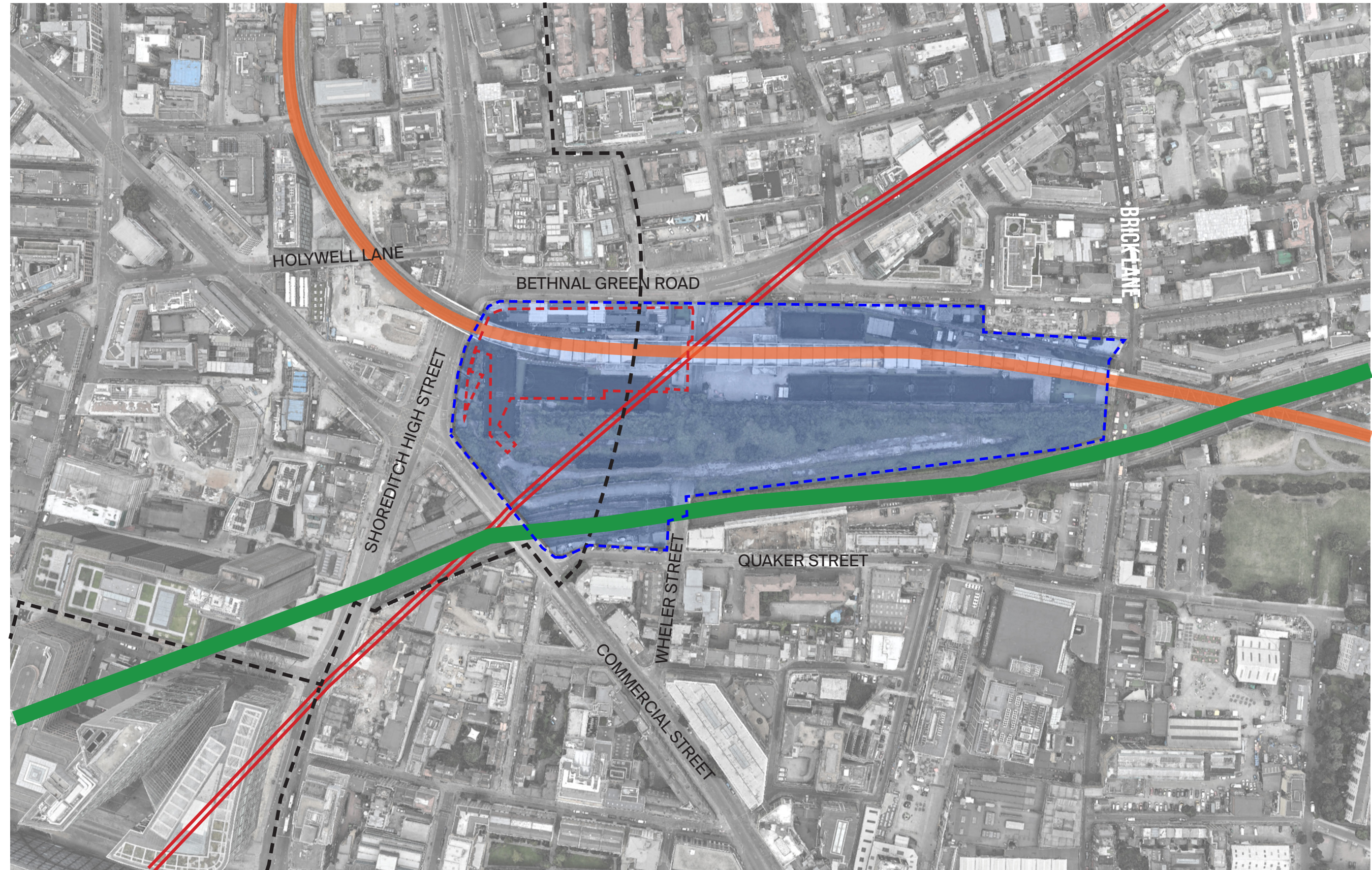
3.04 SITE CONTEXT - TRANSPORT CONNECTIONS

The Overground from Shoreditch High Street Station connects to Highbury and Islington to the north and Crystal Palace and Clapham Junction to the south.

The site is a short walk to Liverpool Street Station and Old Street Station both of which have access to National Rail services.

There are numerous bus routes in close proximity to the site and whilst no formal cycle routes are provided adjacent to the site, both Bethnal green Road and Shoreditch High Street are used to bring cyclists into the City from the east and north accordingly.

The Central Line passes by the south eastern corner of the masterplan site, with the closest stations being Liverpool Street and Bethnal Green. Other underground stations within walking distance are Old Street (Northern Line), Aldgate East (District Line and Hammersmith And City Line) and Whitechapel (District Line).



Local Transport Connections

- overground
- central line
- main line
- - - borough boundary

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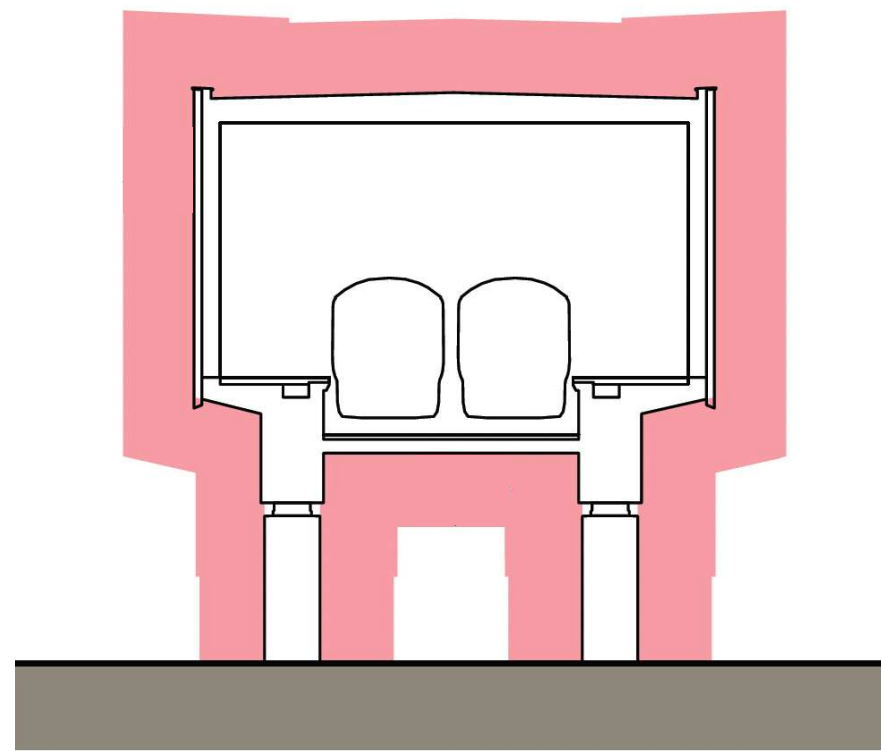
3.05 SHOREDITCH HIGH STREET STATION

Shoreditch High Street Station opened in 2010. The existing Station entrance is east facing, opening out onto Braithwaite Street.

Its platforms are raised above ground level so as to allow the route to extend over Shoreditch High Street.

The station platforms are enclosed with a concrete enclosure that allows the construction of future proposals without disrupting the running of the trains. A 2m zone exists around the section of the station, which allows for maintenance and access to the station to be accounted for in future developments.

The functional requirements of the facade and massing reflect the use and the general height of the building and ranges from 28.7m - 32.3m AOD.



Typical Zone Required For Inspection And Maintenance



Shoreditch High Street Station entrance



The Overground Bridge extending over Shoreditch High Street



Shoreditch High Street plot boundary



The Overground Supports at ground level

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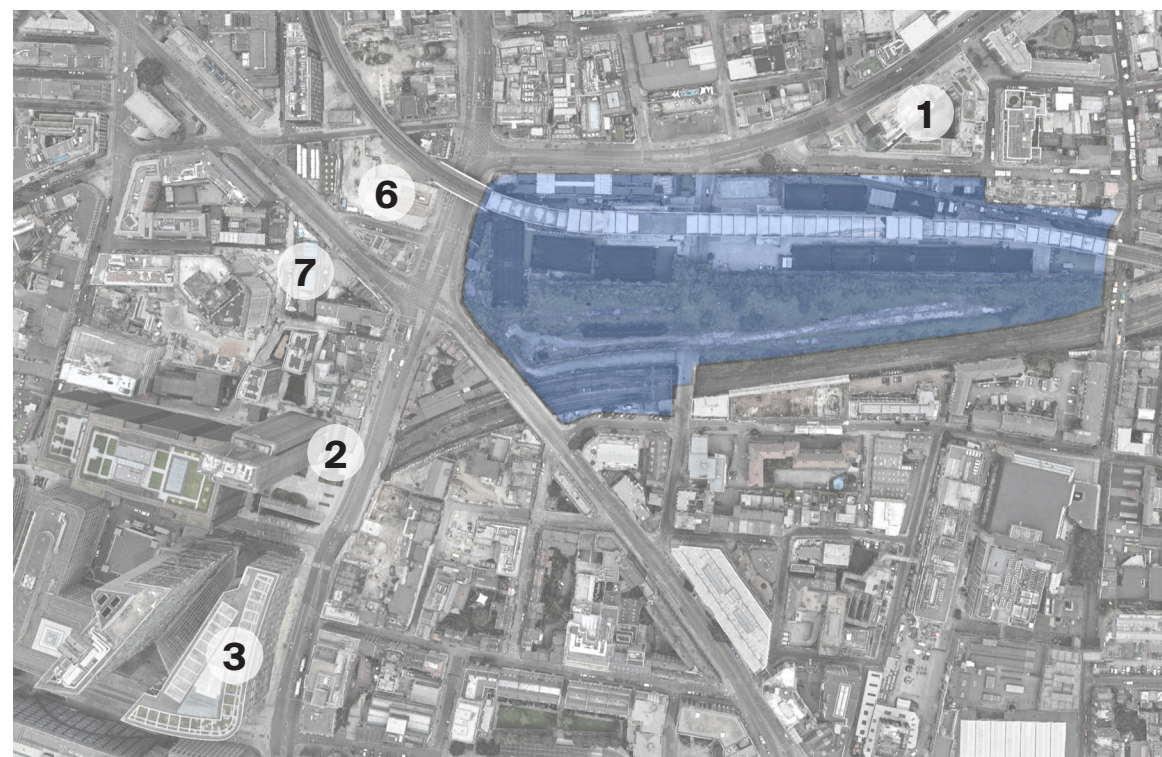
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3.06 SITE CONTEXT - TALL BUILDINGS

The site is surrounded by a number of tall buildings. These are predominantly located to the south west of the site, with the exception of the Avant-Garde development to the east.

Buildings over 35m in height in close proximity to the site are identified below:

1. Avant-Garde (24 storeys - residential use)
2. Principal Place (52 storeys - residential use)
3. Broadgate Tower (36 storeys - office use)
4. 199 Bishopsgate (12 storeys - office use)
5. 280 Bishopsgate (13 storeys - office use)
6. Highgate Hotel - Approved (30 storeys - hotel)
7. The Stage - Approved (37 storeys - residential use)



Tall Buildings



Principal Place



The Stage

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