

**BISHOPSGATE GOODSYARD PLOT 1 RMA**

# **BISHOPSGATE GOODSYARD PLOT 1**

**PLANNING - DESIGN OVERVIEW STATEMENT - RMA**

**DECEMBER 2023**

**Gensler** x **BUCKLEY GRAY YEOMAN**

# BISHOPSGATE GOODSYARD PLOT 1 RMA

## CLIENT NAME

The applicant is Bishopsgate Goodsyrd Regeneration Limited

## SITE NAME

Plot 1 Bishopsgate Goods Yard, Shoreditch High Street.

## DESCRIPTION OF THE DEVELOPMENT

“Details of all reserved matters (Access, Appearance, Landscaping, Layout and Scale) in respect of Plot 1, pursuant to LB Tower Hamlets outline planning permission ref PA/14/02011 (GLA ref. GLA/1200cd/12); LB Hackney planning permission ref. 2014/2427 (GLA reference GLA/1200cd/13) dated 25/03/2022, for the erection of a building comprising office floorspace (Class B1), retail uses (Use Class A1-A5), plant and ancillary space landscaping, public realm, and all associated works.” (“the Proposed Development”)

## QUALITY ASSURANCE CHECK

### BUCKLEY GRAY YEOMAN

Title	Design Overview Statement	
	Name	Date
Prepared	LC	XX.XX.23
First Check	LC	XX.XX.23
Final check	HW	XX.XX.23
Approval	HW	XX.XX.23



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## EXECUTIVE SUMMARY

This Document has been prepared by Gensler and Buckley Grey Yeoman on behalf of the Bishopsgate Goodsyrd Regeneration Limited a joint venture between Ballymore and Hammerson.

The proposal is for the design of Plot 1 as part of Bishopsgate Goodsyrd masterplan and is for a commercial office building with retail located at the ground floor. The proposal fully complies with the Design Guide set out in the outline planning permission and the approved parameter plans.

The proposed development provides a fully accessible office building designed with opportunity for flexible internal layouts and high quality materials. The proposal will increase the transparency and engagement of the building with its immediate context.

As set out in the design statement, the choice and quality of materials used reflects positively between the existing and proposed surrounding context. The historic and iconic character of the site has been a key design consideration, as well as a sensitive approach to the neighbouring context and placing sustainability and well-being at the heart of the approach.

The project has also been the subject of a number of detailed pre-application discussions with planning officers across two boroughs, design review panel presentations, and consultation with local residents all of which has helped to inform the proposal.



## INTRODUCTION

### THE BRIEF

### SITE ANALYSIS

### CONSTRAINTS

### DESIGN APPROACH

### CONSULTANTS

### ACCESSIBILITY

### CRIME REDUCTION

### SUMMARY

### AREA SCHEDULE

### APPENDIX

# BISHOPSGATE GOODSYARD PLOT 1 RMA

## 1.00 INTRODUCTION

# BISHOPSGATE GOODSYARD PLOT 1 RMA

## 1.01 PURPOSE OF REPORT

This Design Overview Statement has been prepared in support of a Reserved Matters Planning Application for Bishopsgate Goodsyard, Plot 01 as part of the overall Bishopsgate Goodsyard Masterplan.

In March 2022, outline planning permission (with all matters reserved) was granted by the Mayor of London for the comprehensive mixed-use redevelopment of Bishopsgate Goodsyard. This is with the exception of Plot 02, where full details were approved. The Outline Planning Permission (“the OPP”) sets the parameters for the layout, scale, access, appearance, and landscaping of the Proposed Development (“Approved Parameters”).

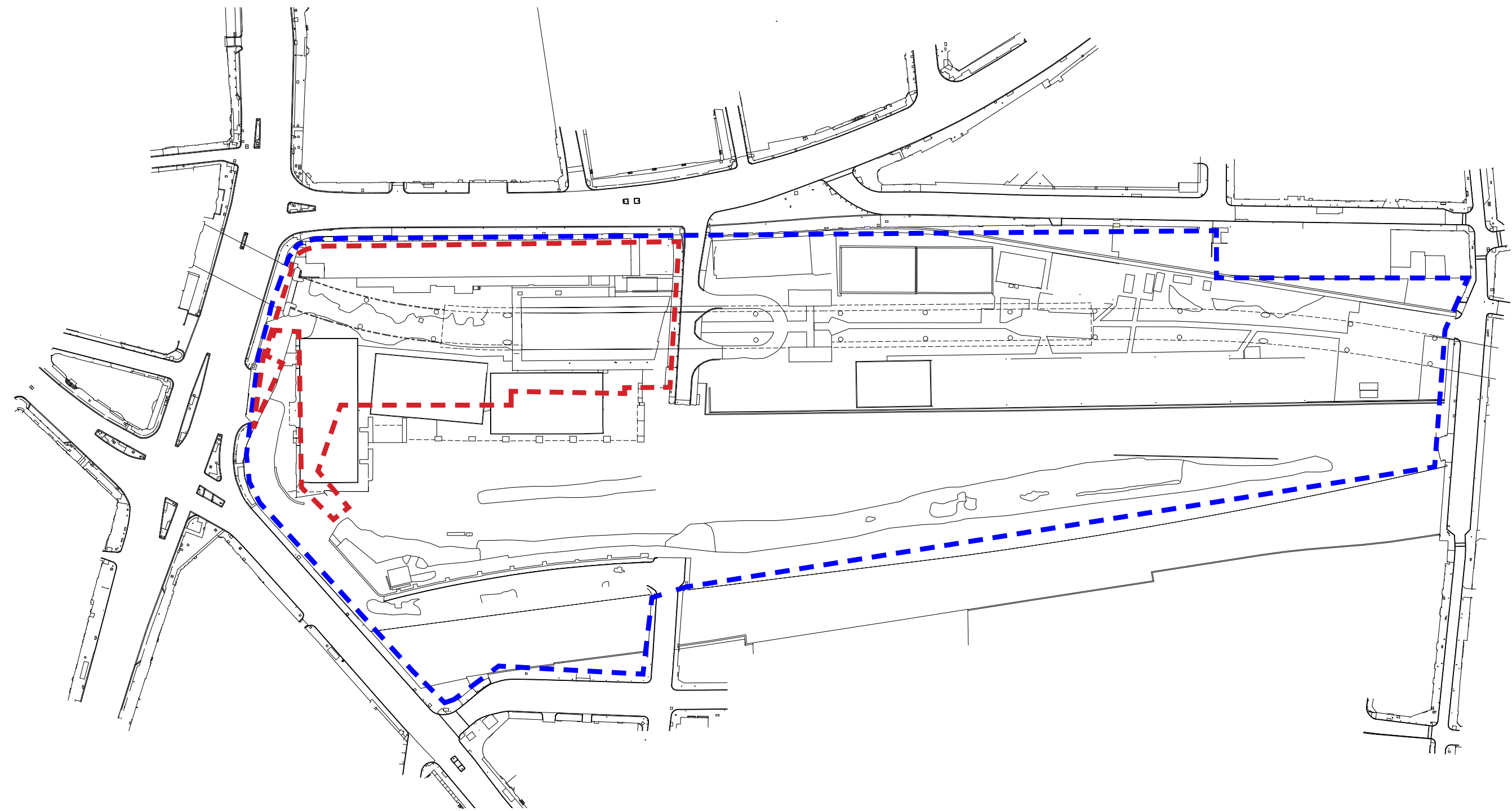
### Reserved Matters Application

This Reserved Matters Application is submitted in relation to Plot 1 and seeks approval for the erection of a building comprising 50,754 sqm (GEA) of office floorspace (Class B1), 788 sqm (GEA) of retail uses (Use Class A1-A5), plant and ancillary space (5,565 sqm GEA), landscaping, public realm, and all associated and works.

This Design Overview Statement should be read in conjunction with the rest of the submitted documents and drawings accompanying it.

### Consultation

Extensive consultations have taken place with the London Borough of Hackney, the London Borough of Tower Hamlets, the GLA and other key stakeholders within the surrounding area.



Plot 1 boundary within Masterplan Boundary

**INTRODUCTION**

THE BRIEF

SITE ANALYSIS

CONSTRAINTS

DESIGN APPROACH

CONSULTANTS

ACCESSIBILITY

CRIME REDUCTION










SUMMARY

AREA SCHEDULE

APPENDIX

# BISHOPSGATE GOODSYARD PLOT 1 RMA

## 1.02 PROJECT TEAM

	<p>Client BALLYMORE 161 MARSH WALL LONDON E14 9SJ</p>		<p>Client HAMMSERSON 90 YORK WAY, LONDON N1 9GE</p>		<p>Structural Engineer WSP 70 CHANCERY LANE LONDON WC2A 1AF</p>
	<p>Architect GENSLER MORETOWN LONDON, E1W 1YW</p>		<p>Architect BUCKLEY GRAY YEOMAN 56 SHOREDITCH HIGH STREET LONDON E1 6JJ</p>		<p>Services Engineer HOARE LEA 12-13 STABLE STREET LONDON N1C 4AB</p>
	<p>Planning Consultant DP9 LTD 100 PALL MALL LONDON SW1Y 5NQ</p>		<p>Quantity Surveyor G&amp;T 10 SOUTH CRESCENT LONDON WC1E 7BD</p>		<p>Landscape Architect SPACEHUB 7 GIBRALTAR WALK LONDON E2 7LH</p>

# BISHOPSGATE GOODSYARD PLOT 1 RMA

## 2.00 THE BRIEF