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# **Statement of Community Involvement**

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The Goodsyard – Sclater  
Street Historic Buildings

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**March 2024**

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## 1.0 EXECUTIVE SUMMARY

This Statement of Community Involvement (SCI) has been prepared by Cascade Communications Ltd (Cascade) on behalf of Bishopsgate Goodsyrd Regeneration Limited (the Applicant) in support of a Reserved Matters Application (RMA) for The Goodsyrd (also referred to as Bishopsgate Goodsyrd).

This RMA relates to five historic buildings on Sclater Street (the Site), and the Applicant appointed Cascade in February 2024 to assist with community and stakeholder engagement for the proposal, the format, methodology and results of which are outlined in this SCI.

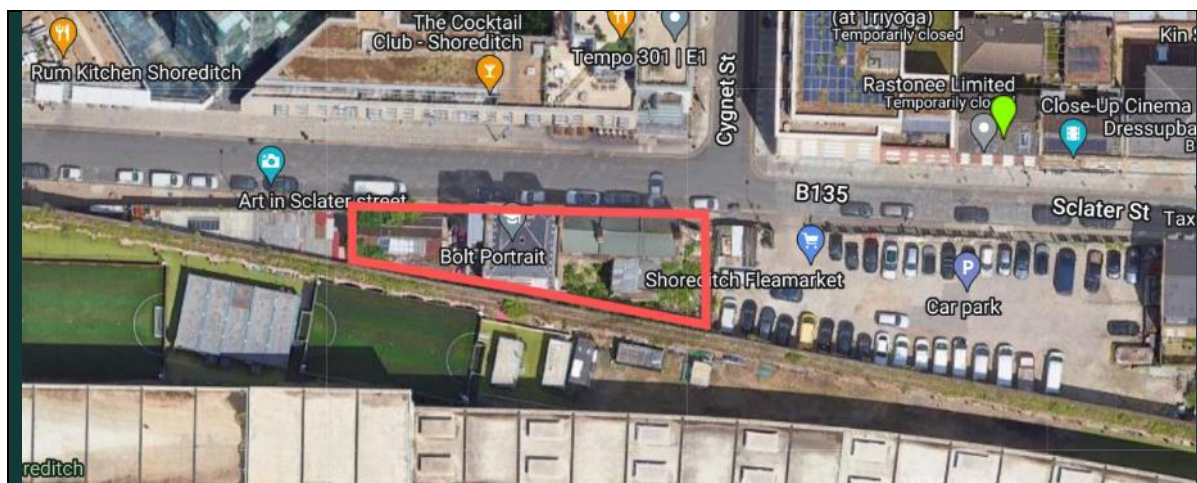
The outline planning application for The Goodsyrd was approved in March 2022, and this RMA for the Site is the next step in delivering the approved masterplan. This RMA will be determined by the GLA.

This SCI is in accordance with the London Borough of Tower Hamlets (LBTH) and the London Borough of Hackney (LBH)'s SCI guidance (adopted in 2014 and 2019 respectively) on undertaking pre-application public consultation.

*Consultation will take place as early as possible in the development of new proposals to allow the community to help shape planning in Tower Hamlets. Early engagement will also help to avoid delays in the planning process caused by important or unexpected comments being raised at a late stage of the process - **Statement of Community Involvement, London Borough of Tower Hamlets, 2019.***

*Involvement will be incorporated into the planning process at key stages, in particular in the developmental stages, and will also be linked to other council consultation processes such as the Sustainable Community Strategy - **Statement of Community Involvement, London Borough of Hackney, 2014.***

## 1.1 Site location



### Site: Historic buildings on Sclater Street

Sitting on Sclater Street, the five historic buildings include the old Mission Hall, a Victorian-era building and three former Weavers' Cottages. The site is west of the car park on Sclater Street, and backs onto the Powerleague 5-a-side football pitches introduced as a meanwhile use on The Goodsyard site.

Some of the buildings have become dilapidated and cannot be brought back into use for the community without considerable structural work and refurbishment. These buildings are part of the historic fabric of the neighbourhood and the proposals seek to protect and restore the buildings, as part of the redevelopment of The Goodsyard.

## 1.2 Approach

The Applicant set out to undertake pre-application consultation with the local community and key stakeholders to understand their views. This consultation included a community newsletter (**Appendix 1**) and a dedicated website to invite them to take part in the consultation, and an e-mail update via the project's mailing list in February 2024.

## 1.3 Summary of key findings

There have been three representations of feedback from the local community on the proposals for the Site. This low level of interest demonstrates that the proposals are not viewed as controversial locally, and all the responses received show support for bringing the historic buildings back into use.

## 2.0 BACKGROUND

### 2.1 Outline application

Plans for the redevelopment of The Goodsyard site were approved in 2022 by the GLA, and the project team has worked extensively to bring forward a phased redevelopment whilst adhering to the already agreed design and development principles and approved maximum parameters. The outline application can be found via the following:

- London Borough of Hackney Planning Portal.
- London Borough of Tower Hamlets Planning Portal.

- GLA.

The consented outline permission for the redevelopment of The Goodsyard site will deliver:

- Up to 500 new homes, including 50% affordable housing.
- 1.4 million square feet of office space, including one of the largest offers of affordable workspace for businesses.
- A new 2.6-acre public park.
- New restaurants, retail and leisure spaces.
- Two new cultural spaces – one destination building on Brick Lane and one exhibition space within the historic Braithwaite Arches.
- 11,000 new jobs during construction and after completion.
- 150 apprenticeships.
- A contribution of nearly £18 million for local infrastructure and services.



**Indicative view of the overall outline consent.**

## 2.2 Summary of the proposal

In summary, the proposal for the historic building RMA of The Goodsyards includes the restoration and redevelopment of the five buildings below:

- **Former Mission Hall** – The building will have a 20th-century wall, which currently separates the old Mission Hall from Sclater Street, removed along with the more recent, unsympathetic extensions to reveal the historic building. The original brickwork will be repaired, the existing ornate roof trusses retained, and the slate roof re-instated. Once the renovations have been completed, the Mission Hall will offer the community a new café.
- **Victorian-era building** - The historic fabric of the Victorian Building will be repaired, and the modern extensions removed to restore the building. New shopfronts sympathetic to the period of the building will be installed to front Sclater Street. Three new apartments will be created above the new space for a retailer on the ground floor.
- **Weavers' Cottages** - The old Weavers' Cottages are derelict and will be restored and extended to the rear to create co-working office space, with a modern, three-storey glass and corten steel extension to the rear. Where possible, original features such as roof structures, brick arches, fireplaces and chimney pots will be repaired and reinstated to celebrate the history of the cottages.



Indicative view of the restored historic buildings on Sclater Street.



View of the refurbished old Weavers' Cottages and proposed back extension in the foreground.

### 3.0 STAKEHOLDERS AND CONSULTEES

#### 3.1 Consultation area



**Distribution area comprising 16,692 residential and business addresses**

The distribution area above represents those who received the community newsletter, which included information about the consultation for the Site.

The newsletter that over 16,000 residents and businesses received contained important information regarding the current condition of the buildings and the plans to restore and bring them back into use.

#### 3.2 Stakeholders

The following stakeholders were consulted on in addition to the over 16,000 homes and businesses who received the community newsletter via printed distribution. These stakeholders were sent e-mail attachments of the community newsletter.

- Councillor Steve Race (Hoxton East and Shoreditch ward - LBH)
- Councillor Anya Sizer (Hoxton East and Shoreditch ward - LBH)
- Councillor Kam Adams (Hoxton East and Shoreditch ward - LBH)
- Councillor Asma Islam (Weavers ward – LBTH)
- Councillor Kabir Ahmed (Weavers ward – LBTH)
- Dame Meg Hillier MP (Hoxton South and Shoreditch)
- Rushanara Ali MP (Bethnal Green and Bow)
- Community forum attendees from the previous Goodsyard community forum



## 4.0 METHODOLOGY

### 4.1 Consultation approach

#### Community newsletter – 10<sup>th</sup> February 2024

On behalf of the Applicant, Cascade issued the community newsletter via a trusted distributor (Lbox Communications) on Saturday 10<sup>th</sup> February. The newsletter was also sent via e-mail to those who attended the previous Goodsyrd Community Forum, LBH and LBTH ward councillors, and the two local MPs (Dame Meg Hillier MP - Hoxton South and Shoreditch, Rushanara Ali MP – Bethnal Green and Bow) to ensure that all community stakeholders were made aware of the consultation and the opportunity to provide their comments.

#### Project website – 9<sup>th</sup> February 2024

A dedicated project page was updated ([www.goodsyardlondon](http://www.goodsyardlondon)) on Friday 9<sup>th</sup> February 2024 ahead of the distribution of the community newsletter. The website included background to the proposals for the Site, images of the Site masterplan and an online feedback form so that residents and stakeholders could provide their comments directly.

The website will be updated to reflect key milestones in the project, including the submission of the RMA.

As of Friday 1<sup>st</sup> March 2024, 169 have viewed the project website.

#### E-mail update – 15<sup>th</sup> February 2024

Local stakeholders who had signed up to The Goodsyrd mailing list received an e-mail update via Mailchimp (**Appendix 2**) regarding the consultation for the Site. The e-mail update contained the community newsletter and a link to the project website where they could learn more about the proposals and give their feedback.

**Over 80%** of those who have subscribed to project updates for The Goodsyrd opened this e-mail update, showing a high level of interest in The Goodsyrd project in general.



### Historic Buildings Reserved Matters Application

We are now consulting on the RMA, as part of the consented outline plans, to restore five historic buildings on Sclater Street – the old Mission Hall, a Victorian-era building and three former Weavers’ Cottages. These buildings are part of the historic fabric of the neighbourhood and the proposals seek to protect and restore the buildings, as part of the redevelopment of The Goodsyard.

The buildings have become dilapidated and cannot be brought back into use for the community without considerable structural work and refurbishment. The plans sensitively restore the five buildings to celebrate their historic heritage and create space for community uses. The plan for each building is detailed below:

**Former Mission Hall** – The plans will remove unsympathetic extensions and a 20th century brick wall that currently screens the historic building from Sclater Street, to give the building more prominence.

The existing brickwork will be repaired, the existing ornate roof trusses retained, and the slate roof re-instated with new rooflights. The historic window openings will be re-opened and glazed. New glazed entrances will be created at the west end of the building to bring more light into the building and establish a better relationship between the building and Sclater Street. Once the renovations have been completed, the Mission Hall will offer the community a new café.

fabric of the building to provide three residential apartments above space on the ground floor for a shop. The building currently has modern extensions, which detract from the building and these will be removed.

New sympathetic shopfronts, in keeping with the area and the period of the historic building will be installed.

**Weavers’ Cottages** -The Weavers’ Cottages are derelict, having been badly damaged by a fire some years ago. The plans propose the complete restoration of the main body of these historic buildings to create a co-working office space, but the outriggers to the rear are too badly damaged to be saved. Instead, they will be replaced with a modern, three storey glass and corten extension, which will accommodate the services for the office, such as lifts and WC, enabling the main buildings to retain their original proportions and character.

Original features, such as roof structures, brick arches, fireplaces and chimney pots will be repaired and reinstated where condition allows.

New corten gates and wall cladding will be added to 76 Sclater Street, currently vacant, to provide a new pedestrian access (named Cygnet Lane) to the rest of The Goodsyard.



View from Sclater Street looking East.



View from Sclater Street looking West.



Proposed view of the pedestrian access to The Goodsyard via Cygnet Lane.



Photograph of the buildings today.

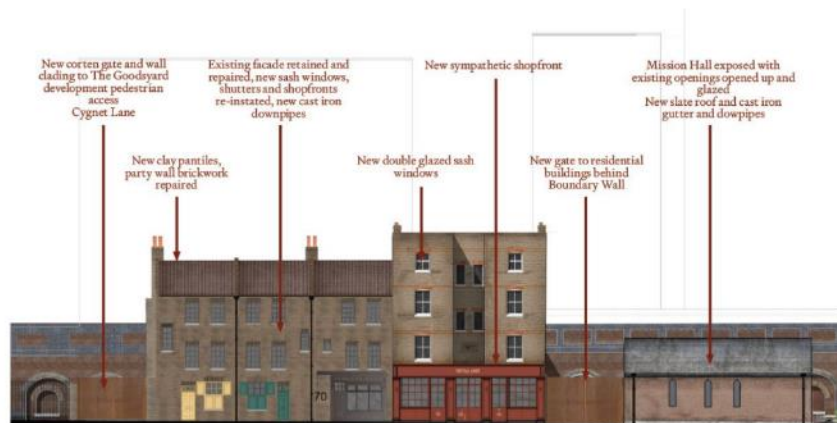


Photograph of the buildings today.

You can give your views on our proposals for the three historic buildings by clicking on the button below that will take you to our feedback form.

[Click here to fill in the feedback form](#)

### How the facade will change

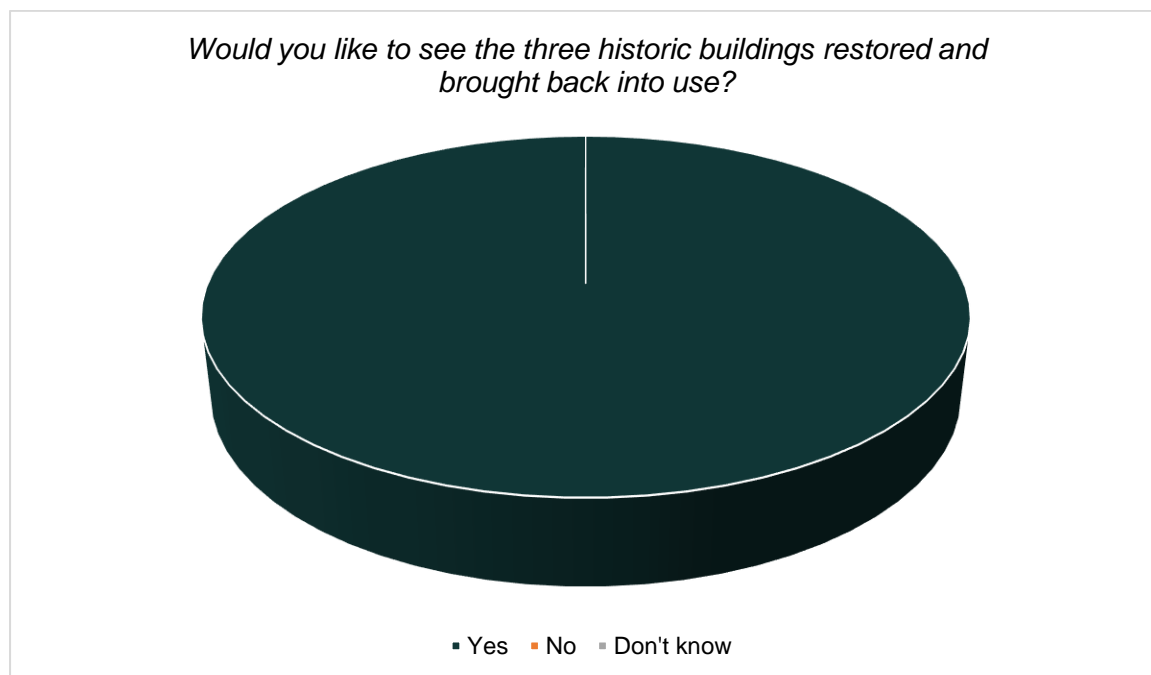


**Screenshot of the consultation page on the project website, showing the elements the Applicant is consulting on and how local stakeholders can give their feedback.**

## 5.0 FEEDBACK AND RESPONSE

There have been three representations of feedback from the local community on this RMA, and this feedback indicates strong support for the proposals.

After being encouraged to view the plans, respondents were asked:



100% of respondents said that they would like to see the historic buildings brought back into use, showing strong support for the proposals.

Respondents were then asked what type of occupiers they would like to see on the ground floor retail space. Their responses to this question are below:

### ***What type of occupiers would you like to see in the ground floor retail space?***

- A museum
- Family services facility
- Café
- Restaurants
- Retail

Finally, respondents were asked if they have any further comments about the plans. Their responses are below:

### ***Having viewed the proposals, do you have any comments?***

- I would just like to ensure that as many historical elements are retained as is possible. Would also be good to allow for public access to the historical spaces.
- None so far.



The Applicant has considered the feedback given during the consultation and notes the high level of support for bringing the historic buildings back into use.

With regard to the future uses of the buildings, the Applicant will consider the type of occupiers in the buildings, especially the ground floor retail spaces.

## **6.0 FURTHER CONSULTATION**

The Applicant and design team will continue to communicate with all stakeholders and ensure they are informed as the plans for the RMA progress. Further consultation will include:

- Submission updates to stakeholders engaged during the pre-application process.
- Updates to the project website during the planning application process.

## **7.0 CONCLUSION**

The Applicant has informed the community of the proposals through a widely distributed newsletter, with copies emailed directly to key stakeholders, and updates to the project website to provide detailed information on the plans and online feedback form.

Following the submission of the RMA, the Applicant will continue engagement with stakeholders during the post-submission period.

## 8.0 APPENDICES

### Appendix 1 – Community newsletter

#### The Goodsyard – Get involved

##### Come to our quarterly drop-ins

As part of our engagement with the local community in 2024, we will be running quarterly drop-ins for local residents and businesses. Our project team will be on hand to talk about what's happening on the project and answer any questions.

##### Our first drop-in event will be held on:

**Date:** Thursday 21st March

**Time:** 5pm - 7pm

**Place:** The Goodsyard site offices at 68 Selater Street, E1 6HR

If you are interested in attending our drop-in sessions, you can register your interest by signing up to our mailing list to receive notifications on the events by visiting our website [www.goodsyardlondon.com](http://www.goodsyardlondon.com) or emailing [thegoodsyard@goodsyardscommunications.co.uk](mailto:thegoodsyard@goodsyardscommunications.co.uk).

##### Involving the community

As part of our aim to make The Goodsyard so inclusive as possible, we held our first Community Forum at the site offices on Selater Street last November. We were pleased to be joined by representatives from several local groups and businesses. The meetings will be held quarterly and are intended to bring together people living and working in the local community who share an interest in the future of The Goodsyard. Our first Forum developed conversations about how our project can celebrate the rich history of Ditch Lane and Shoreditch, and discuss who could occupy our retail and commercial space.



View of the refurbished streetscape in Archas.

#### The Goodsyard – our activities

Following community consultation last year, we will shortly be submitting a reserved Matters Application for one of the office buildings within the consented masterplan.

The first office building will provide 30,000 sq m of high-quality office space, which will include a flexible workspace for small and medium-sized businesses to support local enterprises. At ground level, 600 sq m of new space for shops fronting Bedford Green Road and Shoreditch High Street will enliven the space and there will be a new connection between Ditch Lane and Shoreditch High Street called Music Road.

We are now developing detailed plans for the new homes and public spaces of The Goodsyard and will let the local community know about further exhibition drop-in events in due course.



Aerial view of The Goodsyard with Office Building 1.

##### Local MP site visit

Last December, we invited our two local MPs to visit the site - Dame Meg Hillier MP (Hackney South and Shoreditch) and Rushanara Ali MP (Bedford Green and Islington). Both MPs enjoyed a tour of the site and were updated on our next steps, including how we'll be preserving the site's heritage, such as the Dr Whittoe Archway.



Photos from the visit from Rushanara Ali MP and Dame Meg Hillier MP.



## THE GOODSYARD

What's been happening



Aerial view of The Goodyard.

### Welcome to the first edition of The Goodyard community newsletter for 2024, updating you on news and stories about what's been happening on the project.

Towards the end of last year, we held our first Community Forum and organised a visit to The Goodyard site for Rustonara Ali MP (Bethnal Green and Bow constituency) and Dame Meg Hillier MP (Islington East and Shoreditch constituency).

Our next focus is the delivery of one of the office buildings, which will be located on the corner of Shoreditch High Street and Bethnal Green Road, and a consultation on a Reserved Matters Application for five historic buildings on Slater Street.

More information about these community activities and the Reserved Matters Applications can be found overleaf.

**Want to attend our next set of drop-in events?** Email [thegoodyard@caswalecommunications.co.uk](mailto:thegoodyard@caswalecommunications.co.uk) or add you to our mailing list to keep you informed of future events.

#### Once complete, The Goodyard will deliver:

- 1.4 million sq ft of office space, including one of the largest offices of affordable workspace for businesses;
- Up to 600 new homes, including 60% affordable, with a focus on family homes;
- A new 4.6 acre public park;
- New restaurants, retail, and leisure spaces;
- Two new cultural spaces – one destination building on Brick Lane and one exhibit on space within the historic St Martin's Arcade;
- 13,000 new jobs during construction and after completion;
- 160 apprenticeships;
- A contribution of nearly \$18 million for local infrastructure and services.

#### Contact us

[thegoodyard@caswalecommunications.co.uk](mailto:thegoodyard@caswalecommunications.co.uk)

020 7871 3365



View of the refurbished old Weavers' Cottages and proposed back extension in the foreground.

### The Goodyard – Reserved Matters Application consultation for the Slater Street buildings

We are now consulting on the Reserved Matters Application to protect and sensitively restore five historic buildings on Slater Street, as part of the consented outline plans. These buildings are historically significant to the area, but they are in a dilapidated state.

#### The plans:

- The 20<sup>th</sup>-century wall, which currently separates the old Mission Hall from Slater Street, will be removed, along with the more recent, unsympathetic extensions to reveal the historic building. The original brickwork will be repaired, the existing timber roof trusses retained, and the building will be refurbished to accommodate a new cafe.
- The historic fabric of the Victorian Building will be repaired, and the modern extensions removed to restore the building. New apartments sympathetic to the period of the building will be installed to front Slater Street. Three new apartments will be created above the new space for a retail on the ground floor.
- The old Weavers' Cottages will be restored and extended to the rear to create co-working office space with a modern three-storey glass and curtain steel extension to the rear. Where possible, original features such as roof structures, brick arches, fireplaces and chimney pots will be repaired and reinstated to celebrate the history of the cottages.

#### Keep in touch

We are keen to work with the local community in Shoreditch, Brick Lane and the surrounding areas, to develop our vision for the site, so that The Goodyard will integrate with the existing culture and local events.

Please visit our website [www.goodyardlondon.com](http://www.goodyardlondon.com) or contact us on the details below for more information on The Goodyard, and to sign up for our regular email updates and register for drop-in events.



Indicative view of the restored historic buildings on Slater Street.

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020 7871 3365

For further information on the plans and to leave your comments, please visit [www.goodyardlondon.com](http://www.goodyardlondon.com)

## Appendix 2 – E-mail update to the mailing list

Not displaying property? [View this email in your browser.](#)

### THE GOODSYARD

#### What's been happening



Aerial view of The Goodyard.

#### Welcome to the first edition of The Goodyard community newsletter for 2024, updating you on news and stories about what's been happening on the project.

Towards the end of last year, we held our first Community Forum and organised a visit to The Goodyard site for Rushmore All MP (Bethnal Green and Bow constituency) and Dame Meg Hillier MP (Kenton East and Shoreditch constituency).

Our next focus is the delivery of one of the office buildings, which will be located on the corner of Shoreditch High Street and Bethnal Green Road, and a consultation on a Reserved Matters Application for five historic buildings on Selater Street.

More information about these community activities and the Reserved Matters Applications can be found [overleaf](#).

**Want to attend our next set of drop-in events?** Email [thegoodyard@cascaadecommunications.co.uk](mailto:thegoodyard@cascaadecommunications.co.uk) and we'll add you to our mailing list to keep you informed of future events.

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- Up to 500 new homes, including 50% off-estate, with a focus on family homes.
- A new 2.6-acre public park.
- New restaurants, retail and leisure spaces.
- Two new cultural spaces – one destination building on Brick Lane and one exhibition space within the historic Broadwalk Arches.
- 11,000 new jobs during construction and after completion.
- 150 apprenticeships.
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### The Goodyard – Get involved

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As part of our engagement with the local community in 2024, we will be running quarterly drop-ins for local residents and businesses. Our project team will be on hand to talk about what's happening on the project and answer any questions.

#### Our first drop-in event will be held on:

**Date:** Thursday 21st March

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**Place:** The Goodyard site offices at 68 Selater Street, E1 6HR

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View of the refurbished Broadwalk Arches.

### The Goodyard – our activities

Following community consultation last year, we will shortly be submitting a Reserved Matters Application for one of the office buildings within the consented masterplan.

The first office building will provide 38,000 sq m of high-quality office space, which will include affordable workspace for small and medium sized businesses to support local enterprises. At ground level, 500 sq m of new space for shops fronting Bethnal Green Road and Shoreditch High Street will sit between the street and there will be a new connection between Brick Lane and Shoreditch High Street called Middle Road.

We are now developing detailed plans for the new homes and public spaces of The Goodyard and will let the local community know about the consultation drop-in events in due course.



Architectural view of The Goodyard with Office Building 1.

#### Local MP site visit

Last December, we invited our two local MPs to visit the site – Dame Meg Hillier MP (Bethnal Green and Bow) and Rushmore All MP (Bethnal Green and Bow). Both MPs enjoyed a tour of the site and were updated on our next steps, including how we'll be preserving the site's heritage such as the Broadwalk Arches.



Photos from the visit from Rushmore All MP and Dame Meg Hillier MP.



View of the refurbished old Weavers' Cottages and proposed back extension in the foreground.

### The Goodyard – Reserved Matters Application consultation for the Selater Street buildings

We are now consulting on the Reserved Matters Application to protect and sensitively restore five historic buildings on Selater Street, as part of the consented outline plans. These buildings are historically significant to the area, but they are in a dilapidated state.

#### The plans:

The 20th-century wall which currently separates the old Weaver's Hall from Selater Street will be removed, along with the more recent, unsympathetic extension to reveal the historic building. The original brickwork will be repaired, the existing concrete roof trusses retained, and the building will be refurbished to accommodate a new café.

The historic fabric of the Victorian Building will be repaired, and the modern extensions removed to restore the building. New shopfronts sympathetic to the period of the building will be installed to front Selater Street. Three new apartments will be created above the new space for a retailer on the ground floor.

The old Weavers' Cottages will be restored and extended to the rear to create co-working office space with a modern, three-storey glass and carbon steel extension to the rear. Where possible, original features such as roof structures, brick chimneys, freestanding chimney pots will be repaired and reinstated to celebrate the history of the cottages.

#### Keep in touch

We are keen to work with the local community in Shoreditch Brick Lane and the surrounding areas to develop our ideas for the site, to put The Goodyard in line with the existing culture and local events.

Please visit our website [www.goodyardlondon.com](http://www.goodyardlondon.com) or contact us on the details below for more information on The Goodyard, and to sign up for our regular email updates and register for drop-in events.



Architectural view of the restored historic buildings on Selater Street.

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For further information on the plans and to keep your comments, please visit [www.goodyardlondon.com](http://www.goodyardlondon.com)

[Click here to visit our website](#)

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