

The Goodsyard

Plot 5 - Sclater Street Buildings
Landscape and Public Realm Strategy

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1.0 Introduction



1.1 Executive Summary

Introduction

This Landscape and Public Realm Strategy has been prepared by Spacehub on behalf of Bishopsgate Goodsyard Regeneration Limited. It outlines the proposals for the landscape and public realm around the existing buildings on Sclater Street. These proposals have developed in line with the other consultants to progress the proposals from hybrid planning stage, and provide supporting information to the Reserved Matters Application.

Masterplan Summary

Concept

The landscape and public realm concept for the Goodsyard is defined by key principles:

- The contrast between the ground level 'city' layer and the 'wilderness' above.
- Repairing the lost perimeter of the Goodsyard and expressing the rich layers of history.
- Stitching into the surrounding city through the creating of new streets and lanes.

The landscape Proposals can be described as follows:

Ground Level Public Realm

The ground level public realm comprises of a network of streets and lanes. Gateways mark the entrance to the site at the four cardinal points, and smaller thresholds mark the secondary entrances. At the eastern and western ends of the site, two squares create new civic spaces inspired by similar historical spaces.

Vertical Circulation

The success of the connection between ground and platform level will be critical to the success of the Goodsyard as a place. Seven points of vertical circulation were set out at outline planning stage, each with a stair and an accompanying public lift. The key principles of these stairs is that they are legible, intuitive, accessible, and create connections which will reinforce the masterplan.

Platform Level Public Realm

The platform level park is one of the most exciting aspects of the proposals, and will create a significant open green space in an area of the city which is currently particularly urban in character. The platform level is both a linear connection between the City Fringe and Brick Lane and a consolidated piece of open space which creates opportunities for play, recreation, ecology and much more to thrive. The platform level will be open between the hours of 7am and 11pm, and will be closed to both the public and residents outside of these hours.

Roof Level

The various roof levels will provide a range of typologies defined by their uses. To the western end of the site, office terraces will provide amenity spaces of relaxation to building users. To the northeastern quarter, residential terraces will provide supplementary playspace to that provided in the platform level park. To higher and inaccessible terraces, biodiverse roof areas will be maximised for the benefit of ecology and to assist with compliance with the Urban Greening Factor policy.

Sclater Street RMA Summary

The Sclater Street RMA includes the developed proposals for the landscape and public realm in the immediate vicinity of the Mission Chapel, Victorian Building, and the Weavers Cottages on Sclater Street, building on the principles set out in the outline application. The ground level will need to form a sensitive and appropriate setting for these key retained heritage assets on the site. Urban greening, in the form of street trees and climbing plants, has been maximised.

Key changes since outline planning:

- **Access:** Sclater street to be publicly accessible 24 hours a day to provide alternative egress points to the wider site. A gate is proposed between the Mission Chapel and the Victorian Building to act as the main residential entrance for Plot 5.
- **Urban Greening:** Additional areas of ground level soft landscape and climbing plants to blank facades to maximise urban greening.
- **Street trees:** Illustrative proposed street trees on Sclater Street removed due to clash with Thames Water sewer main. Additional trees proposed within the application boundary.

1.2 Site Boundaries

LEGEND

- Site Boundary
- - - RMA Boundary
- Masterplan Context - Illustrative Only

Slater Street Reserved Matters Application
Mission Chapel, Victorian Building, the Weavers Cottages and surrounding public realm



Figure 1. Ground Level Site Boundaries Diagram

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2.0 Landscape Proposals



2.1 Sclater Street - Introduction

Introduction

The smaller scale and grain of Sclater Street provides the context setting for this section of the northern boundary of the site.

The backdrop to the public realm is formed by the historic perimeter wall and the restored buildings. New public realm is created around the Mission Chapel through removal of the non-historic wall, allowing animation through cafe spill out uses.

The existing tree on the junction of Bethnal Green Road is to be retained.

Additional threshold entrances at Farthing Lane and Cygnet Lane provide access into the site

Function

- Celebration of heritage
- Service vehicle access
- Gateways and entry space
- Retail frontage

Soft Landscape

- Retained mature tree

Hard Landscape

- High quality Yorkstone and granite paving Signage and way finding
- Operational and feature lighting
- Retained artwork
- TFL docking station
- Visitor cycle stands



Figure 2. Historic Photos

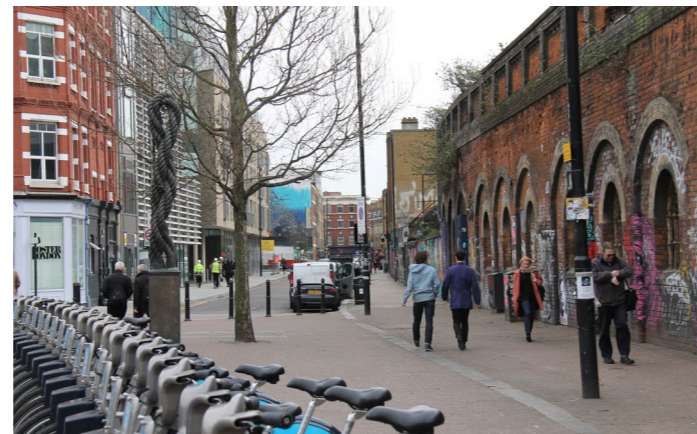


Figure 3. Site Photos



LEGEND

- 1** Existing TFL cycle hire docking station (retained)
- 2** Existing tree (retained)
- 3** Taxi drop-off
- 4** Plot 4 bin store
- 5** Collection point for plot 4 waste
- 6** Threshold entrance through wall to Farthing Lane
- 7** Pavement of varying width
- 8** Visitor cycle stands
- 9** Plot 5 service yard entrance
- 10** Spill-out area for Mission Chapel
- 11** Mission Chapel
- 12** Residents entrance to Plots 5B and 5C
- 13** Threshold entrance through wall to Cygnet Lane

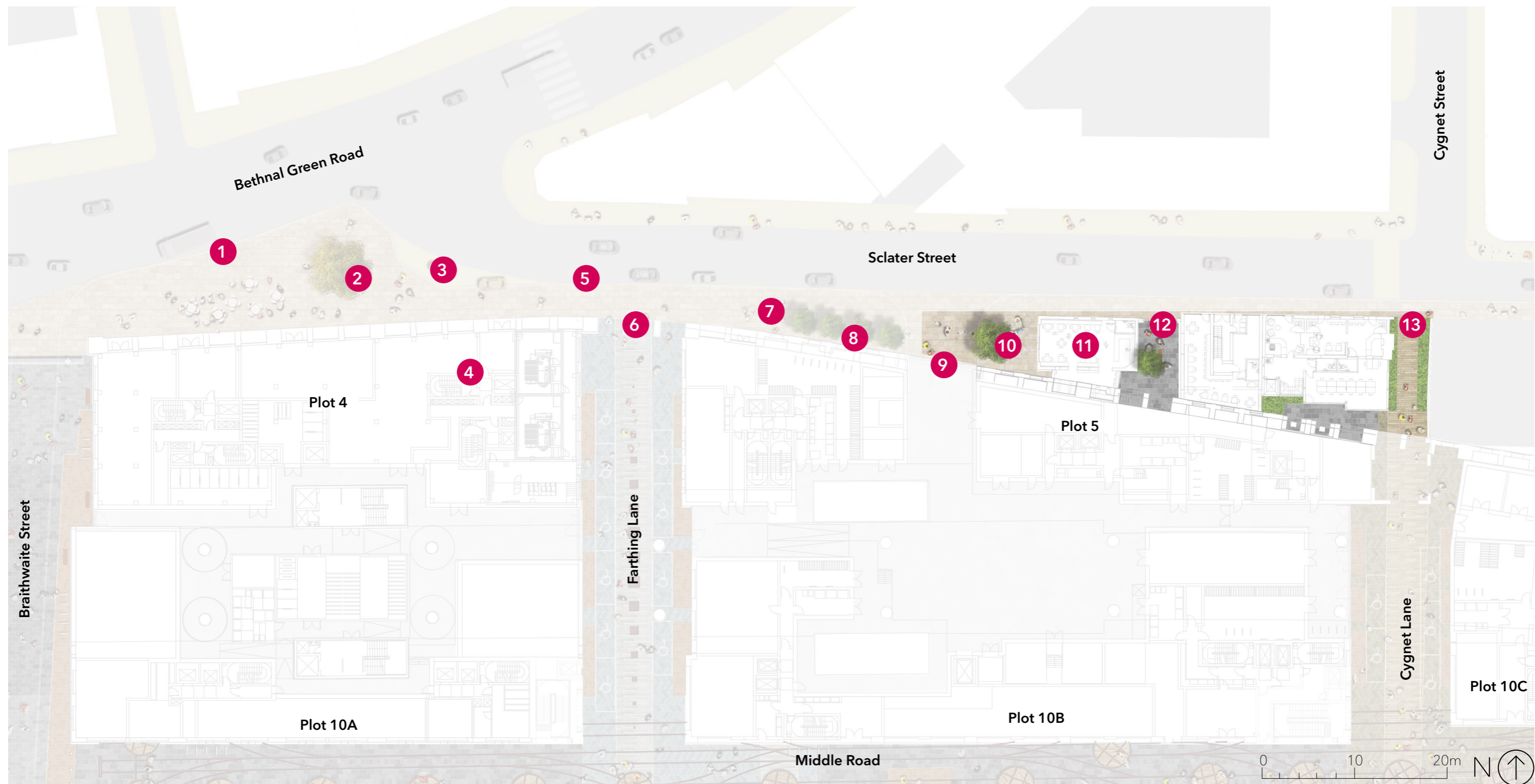


Figure 4. Illustrative Plan - Sclater Street

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2.2 Sclater Street - Elevation

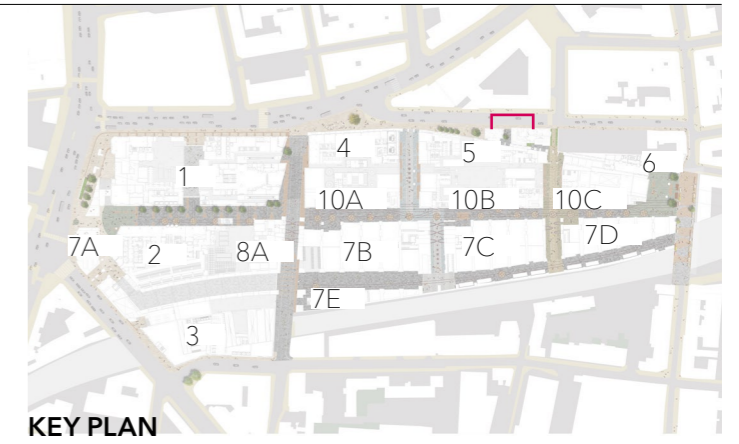
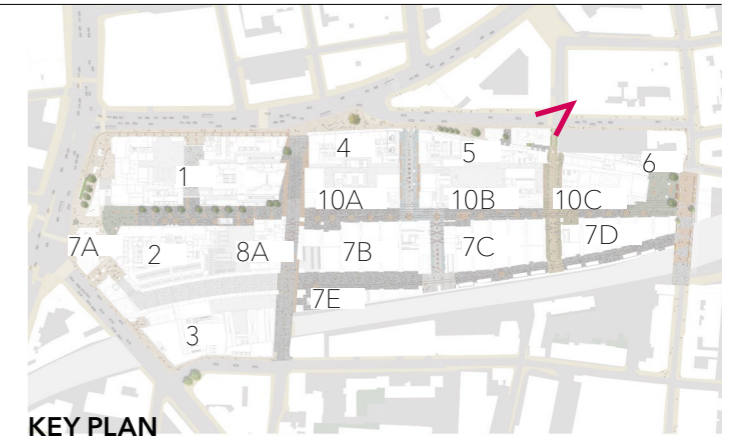


Figure 5. Sclater Street Residential Gate

2.3 Sclater Street - Views



KEY PLAN



Figure 6. Computer Generated Image showing the northern end of Cygnet Lane on Sclater Street

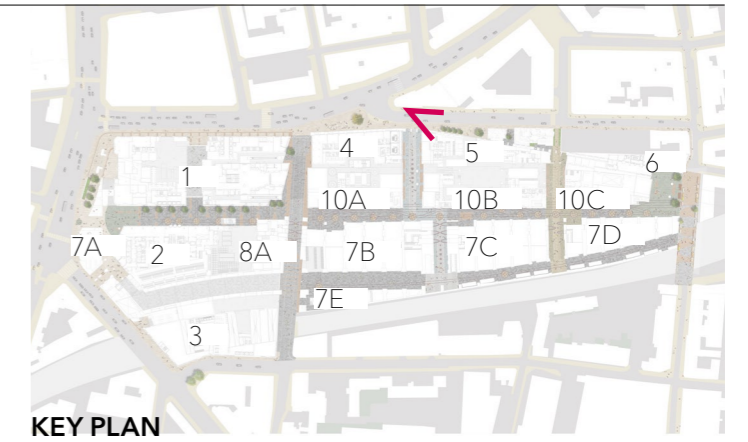


Figure 7. Computer Generated Image showing the Chapel spill-out zone and the Service Yard Gate

2.4 Hard Landscape Strategy

The ground level hard landscape materials will be robust, high quality, and appropriate for their intended use. There is a particular opportunity on this site to re-use the existing hard landscape materials, creating a public realm which is sustainable, and which celebrates the history of the site.

Around the perimeter of the site, yorkstone paving will stitch the public realm into its context. Yorkstone is used widely in central London, and is seen as a material which denotes public space.

Within the perimeter of the site, the existing granite setts will be lifted and refurbished. They will then be sorted based on their colour and re-laid to celebrate the history of the site with the 'Shoreditch Tapestry'.

These reclaimed materials will be supplemented with new Porphyry paving, selected due to its robust qualities suitable for vehicular movements, and its tones which complement the other materials.



Yorkstone paving



Existing granite setts, showing the variation in tone



Paving sorted by colour

LEGEND

- Site Boundary
- - - RMA Boundary
- ▨ Masterplan Context - Illustrative Only

- Yorkstone paving
- Yellow reclaimed granite sett paving supplemented with new brick paving
- Reclaimed granite sett paving

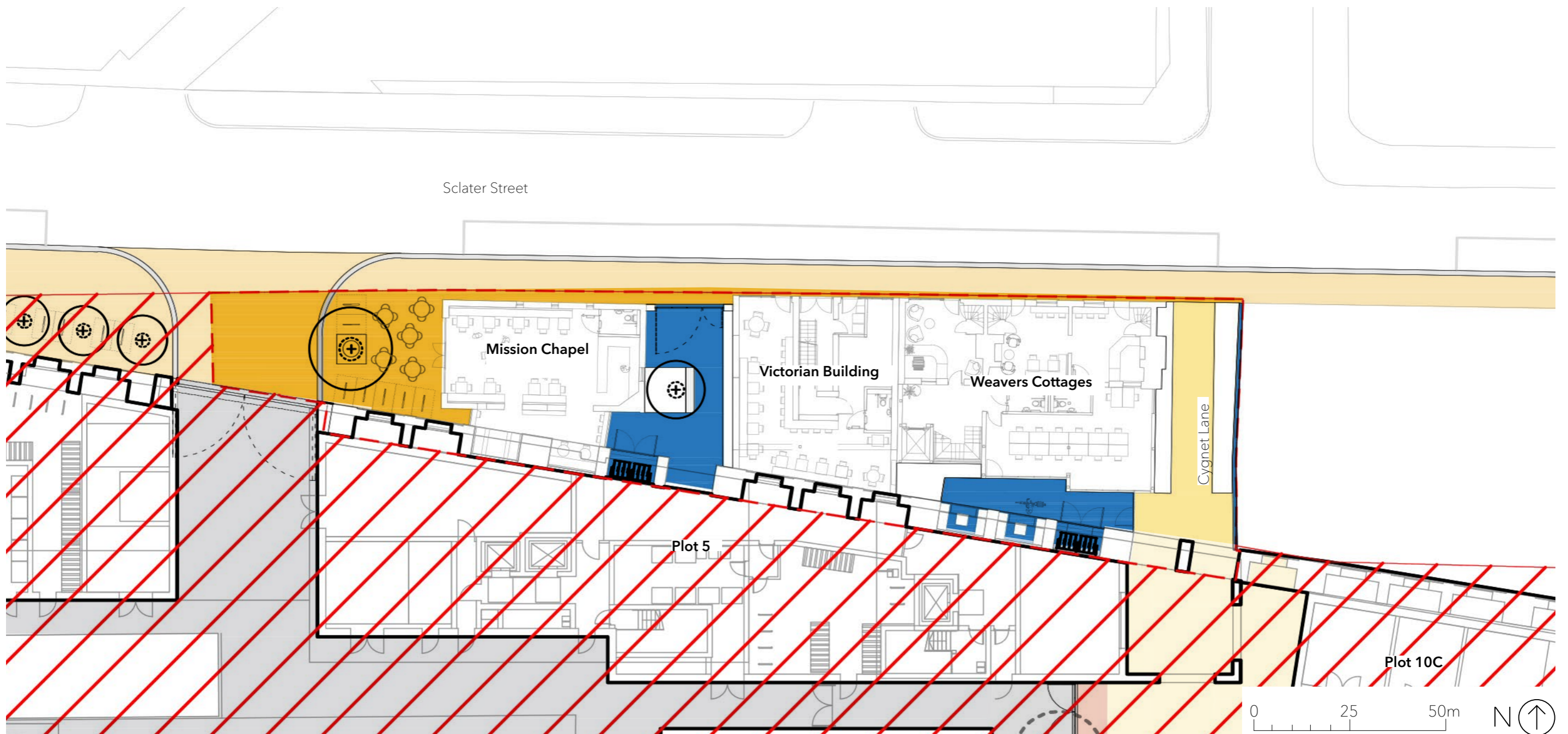


Figure 8. Hard Landscape Strategy Diagram - Ground Level

2.5 Furniture

The proposed street furniture will be high quality, robust, and suited to the industrial heritage of the site.

Materials used will include corten steel, weathered timber, and natural stone. Reclaimed elements will be used wherever appropriate.

The site will require HVM protection to PAS68 specification. The HVM strategy is to be further developed in coordination with Security advisor. HVM elements will be designed to minimise their impact on pedestrian comfort and heritage elements, while providing appropriate protection.

The historic gates to the Oriol Gateway will be refurbished and reinstated in a permanently open position.

Additionally, a number of gates will control access to the platform level park, London Road, residential entrances, and service yards.



Corten cycle stands with root fixing



Timber baulk benches



Corten gate

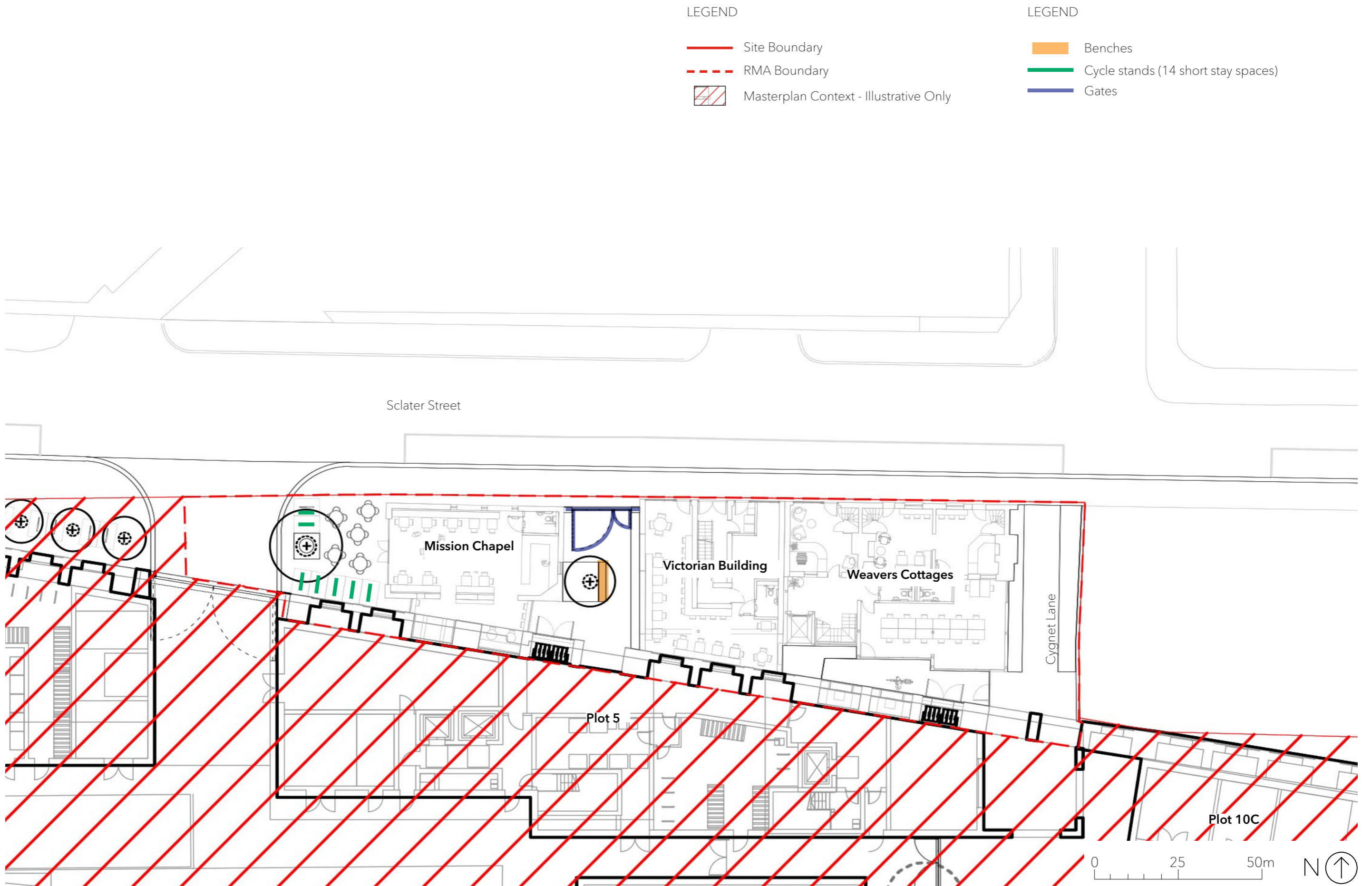


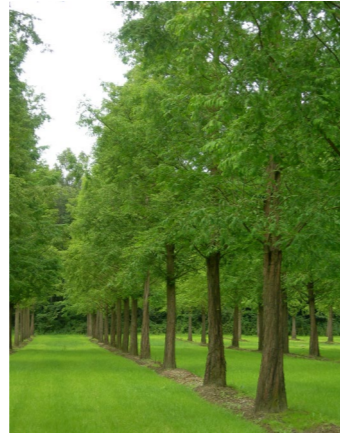
Figure 9. Furniture Strategy Diagram - Ground Level

2.6 Soft Landscape Strategy

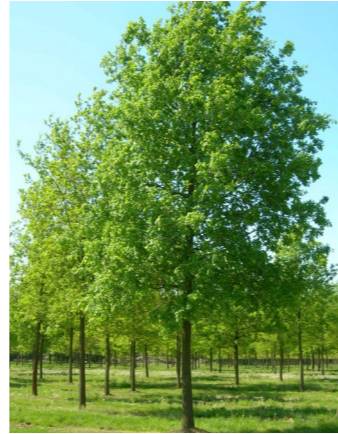
Opportunities to maximise urban greening at the ground level have been maximised, bearing in mind the various constraints such as existing and proposed utilities, light levels, wind, vehicular movements and heritage sensitivities.

Opportunities to provide vertical greening in the form of climbing plants will be explored wherever possible.

The images to the right show some potential tree species which may be used for planting at ground level. These species will be selected based on their suitability to microclimate, their aesthetic qualities, and their ability to support biodiversity.



Metasequoia
glyptostroboides



Quercus robur



Planting areas at ground level



Liquidambar styraciflua
'Worplesdon'



Carpinus betulus



Parthenocissus tricuspidata



Tilia cordata



Gleditsia triacanthus



Figure 10. Soft Landscape Strategy Diagram - Ground Level

2.7 Urban Greening Factor - Sclater Street RMA

Sclater Street RMA				
Surface Cover Type	Factor	Area (m ²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1		0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1		0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8		0	
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	30	24	
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	17	11.9	
Flower-rich perennial planting.	0.7	46	32.2	
Rain gardens and other vegetated sustainable drainage elements.	0.7		0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6		0	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6		0	
Green wall –modular system or climbers rooted in soil.	0.6	261.65	156.99	
Groundcover planting.	0.5		0	
Amenity grassland (species-poor, regularly mown lawn).	0.4		0	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3		0	
Water features (chlorinated) or unplanted detention basins.	0.2		0	
Permeable paving.	0.1		0	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0		0	
Total contribution			225.09	
Total site area (m²)				759
Urban Greening Factor				0.30

Figure 11. Urban Greening Factor Calculation - RMA 1

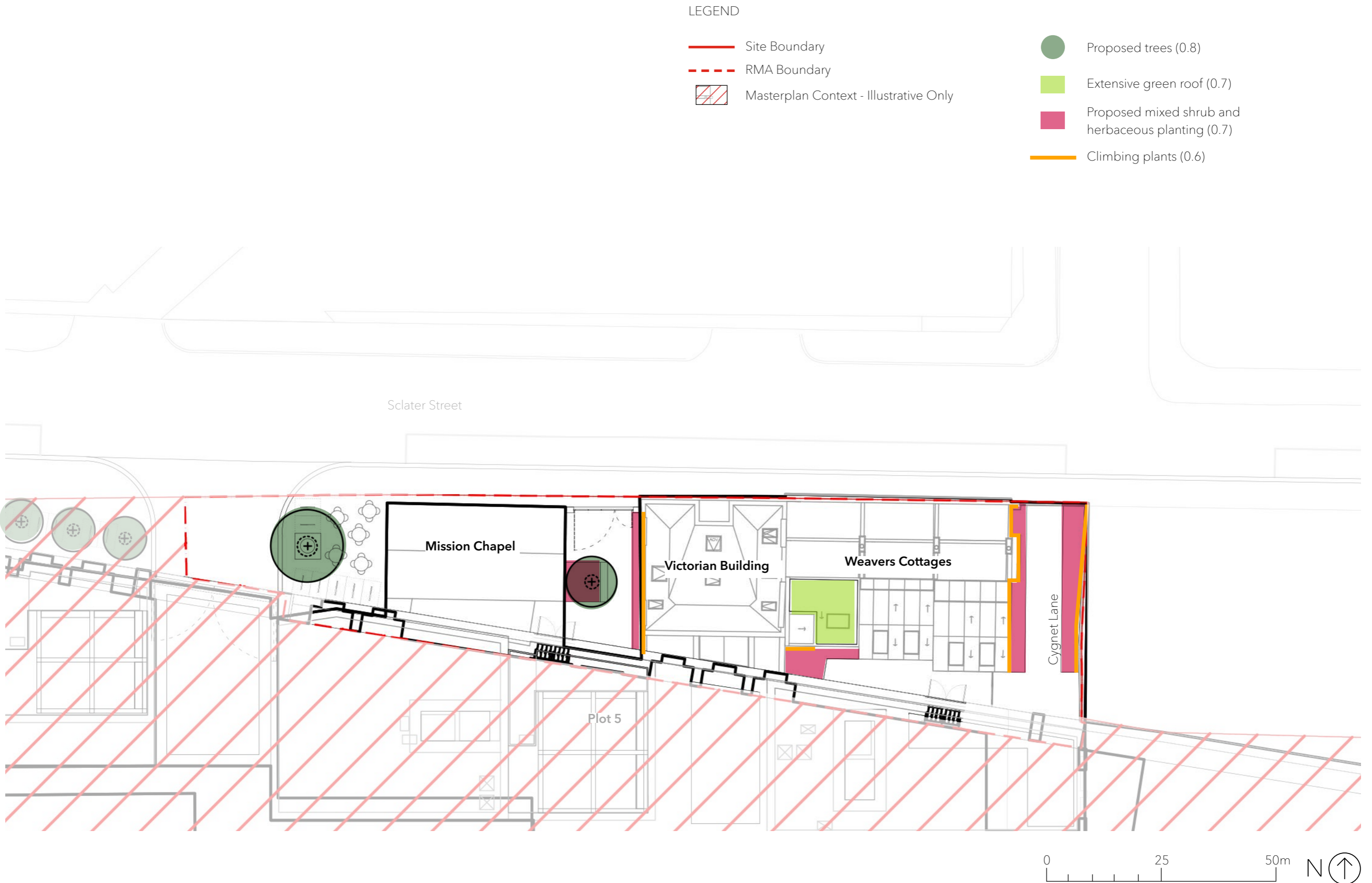


Figure 12. Urban Greening Factor Diagram - RMA 1

