THE GOODSYARD

Design Overview Statement & Public Realm Strategy

Reserved Matters Applications: Platform Level West

ballymore.

HAMMERSON

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1.1 EXECUTIVE SUMMARY

1.1.1 Introduction

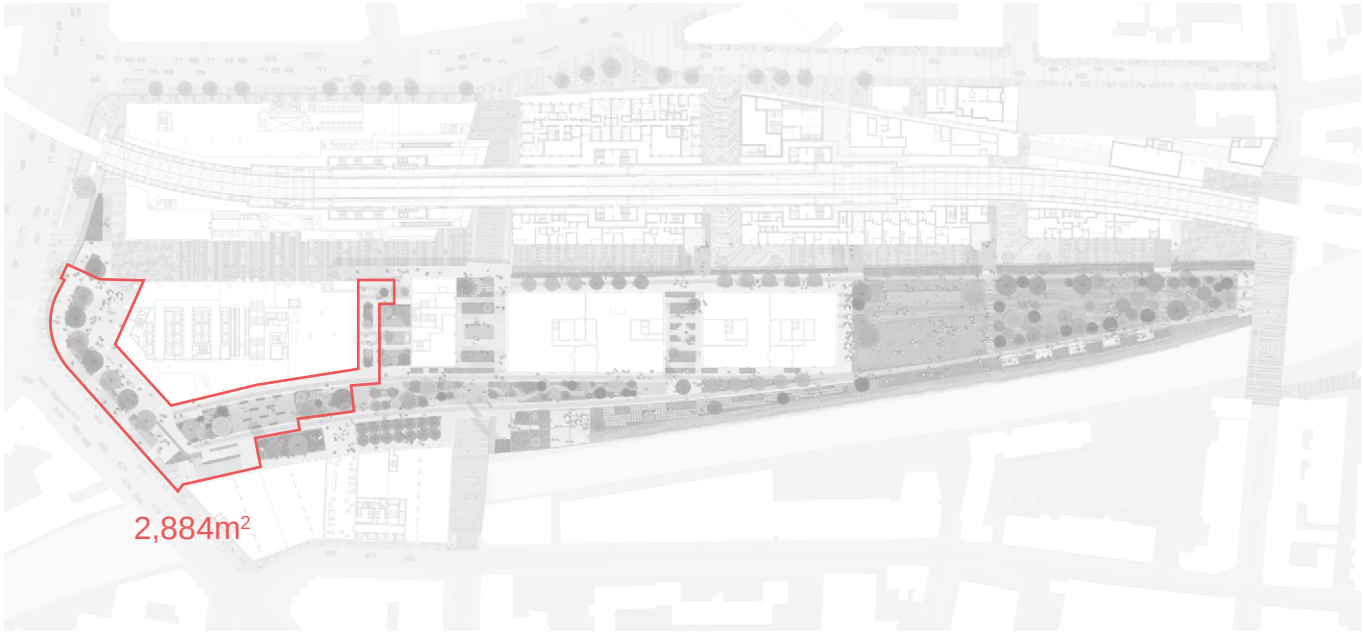
This Design Overview Statement and Public Realm Strategy has been prepared by Spacehub on behalf of the Applicant, Bishopsgate Goodsyard Regeneration Ltd, to accompany the submission of reserved matters applications ("RMAs") at the platform level in the area shown.

The RMAs are the next stage in the planning process following the grant of outline planning permission and will seek approval of access, layout and scale for this part of the site. Details relating to appearance and landscaping will not form part of the RMAs and are intended to be considered through future submissions.

As the Bishopsgate Goodsyard site extends across both the London Borough of Hackney and the London Borough of Tower Hamlets, identical applications are submitted covering land within each borough.

The purpose of the RMAs is to progress the delivery of the wider Bishopsgate Goodsyard regeneration project and provide further detail on how this part of the site will be accessed, arranged and developed within the parameters already established by the outline planning permission.

The design reflects and complies with the approved parameters as set out in the outline consent.



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1.2 VERTICAL CIRCULATION

1.2.1 Introduction

In relation to access and layout, the vertical circulation is to be a key part of the Goodsyard experience.

A series of stairways are strategically arranged around the site to provide a legible structure of accessible circulation.

The staircases are conceived as a family, all different but of similar construction and character. They are designed to be both a pleasure to use and be robust in detail.

The stairs will be made of two principal materials, steel and concrete. This material palette is proposed as a complementary contrast of colour and texture to retained historic structure.

The height difference from ground to Platform Level is generally around 7 metres.

This application contains the Commercial Street Stair, which is a key link between ground and platform levels at the western end of the site.

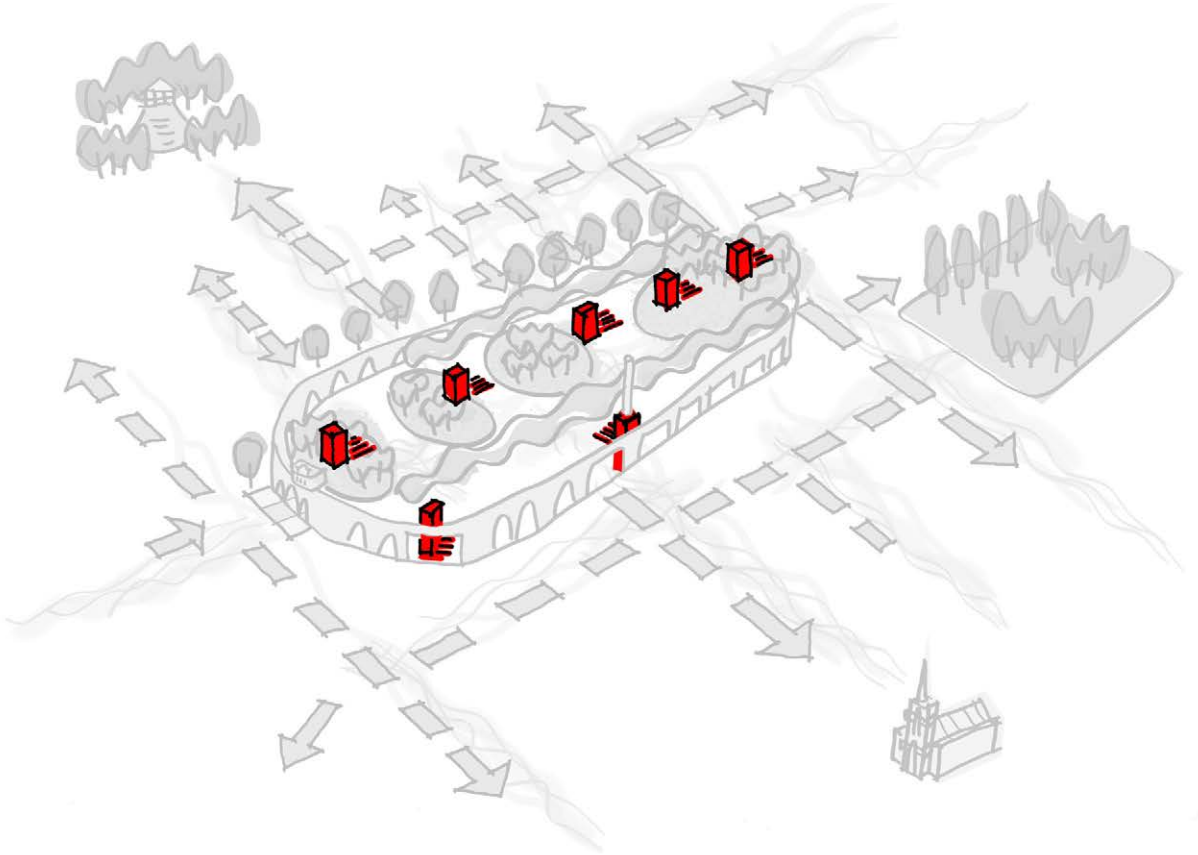


Fig 1.2.1: Concept sketch - vertical circulation

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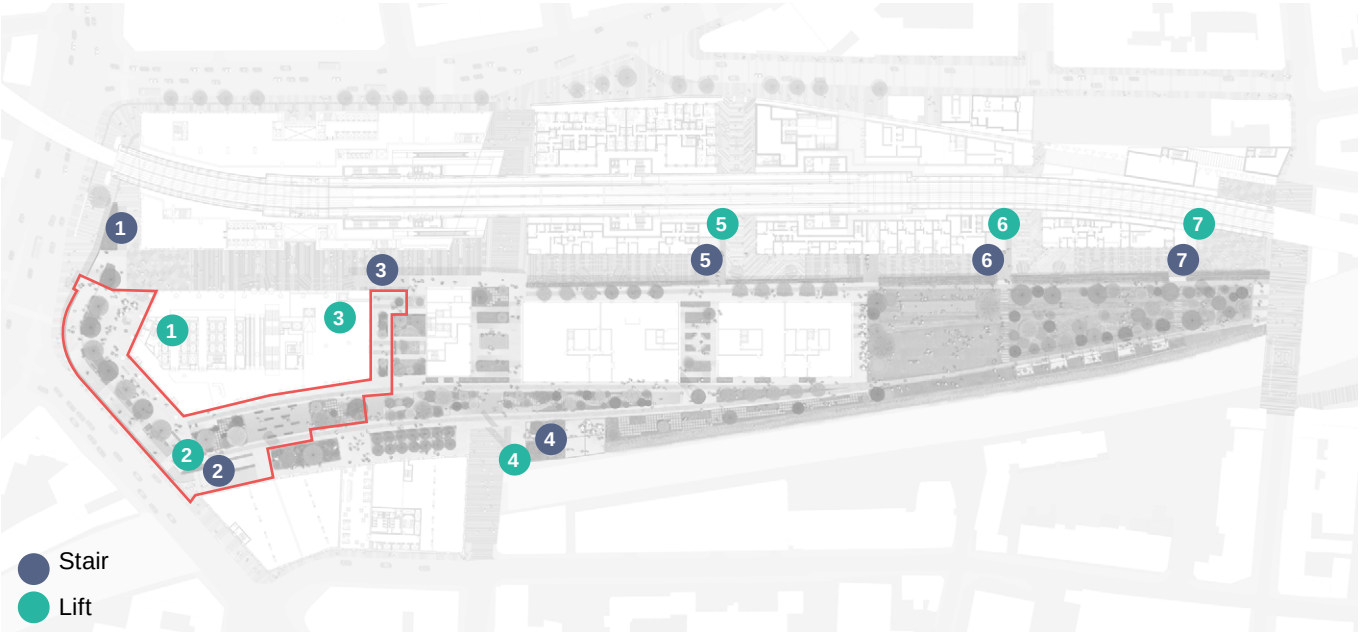


Fig 1.2.2: Vertical circulation location plan

KEY

1. Oriel Stairway + Lift
2. Commercial Street Stairway + Lift
3. Middle Road Stairway + Lift
4. Boiler Room Stairway + Lift
5. Farthing Lane Stairway + Lift
6. Cygnet Lane Stairway + Lift
7. Brick Lane Stairway+ Lift

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KEY PLAN

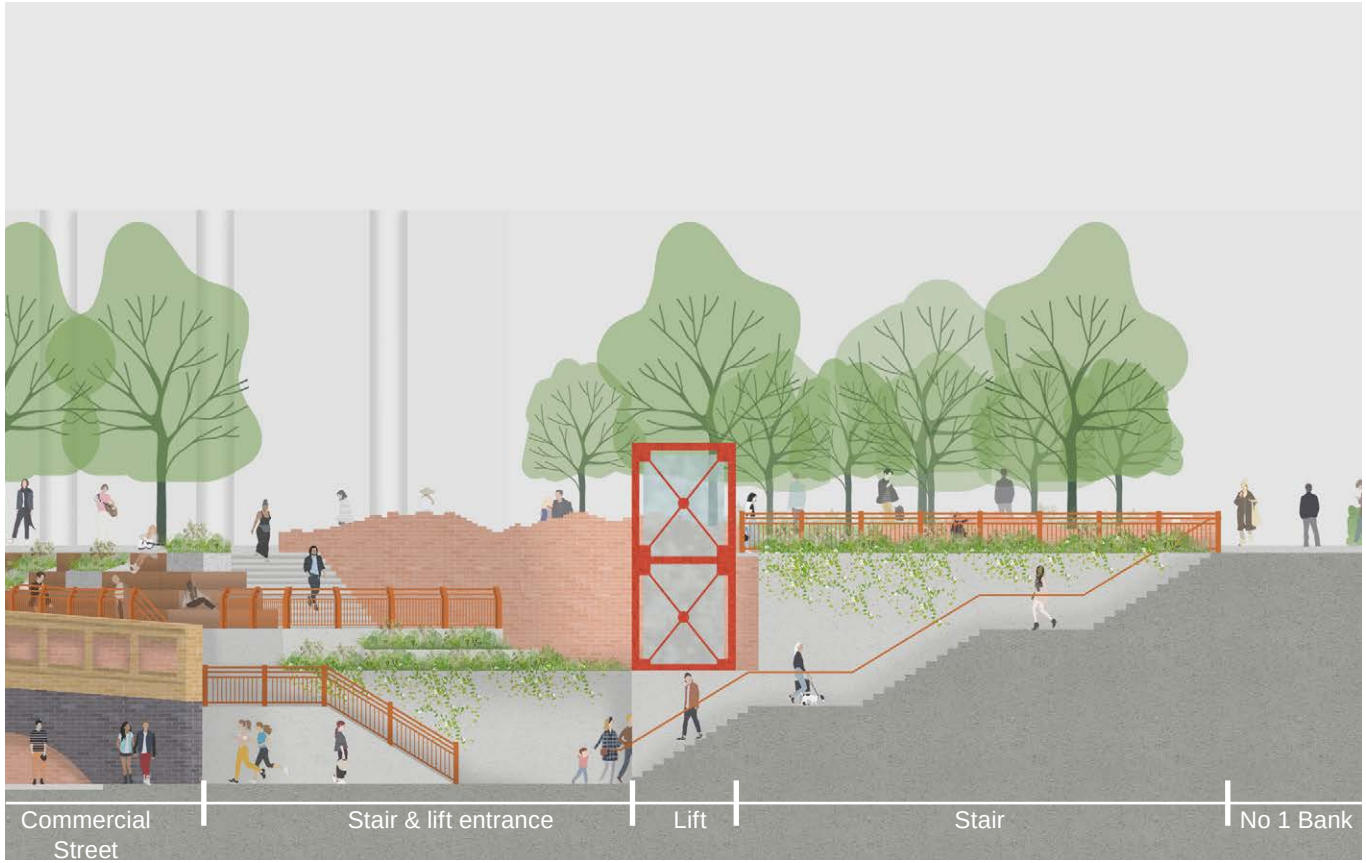


Fig 1.2.3: Commercial Street Stair elevation

1.2.2 Commercial Street Stairway & Lift

The Commercial Street Stair creates a visible marker at the western end of the site providing public access to the Oriel, the Banks and the Platform. The lift and stair are composed as a single element and are closely integrated with the retained listed wall structure.

The stair serves Building 2 with a direct route to its Platform Level reception area.

An adjacent second stair gives the opportunity to walk directly to the Oriel along the gradient of the historic roadway, known as ‘Whelers Hill’.

The stairs and lift are to provide an enjoyable experience of moving to a higher level with a sense of theatre that interacts with the historic structure of the wall.

1.2.3 Function

- Inclusive public access to Platform level
- Visible marker at west end of site
- Active interaction with historic structure
- Theatrical experience of use
- Open stairway with views

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1.3 PLATFORM LEVEL PUBLIC REALM

1.3.1 Introduction

This section describes the Platform Level illustrative design of the public realm within The Goodsyard.

The Platform Level seeks to create a special place that expresses the very unique narrative of the site and provides a verdant landscape as respite from the busy urban realm at ground level.

The series of interconnected garden spaces extend from the Oriel Balcony in the west to the Brick Lane Balcony.

Each of these garden spaces offers different character and function providing a wide range of amenity for all users.

The robust historic structure is able to support a substantial and varied planted landscape environment for both visual amenity and ecological enhancement.



Fig 1.3.1: Concept sketch - platform level



Fig 1.3.2: Photo: Date unknown looking east across 'The Field'

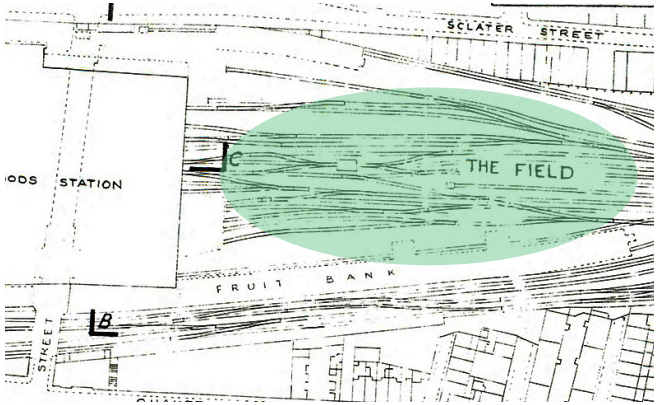


Fig 1.3.3: Plan: 1964 Platform level plan drawing

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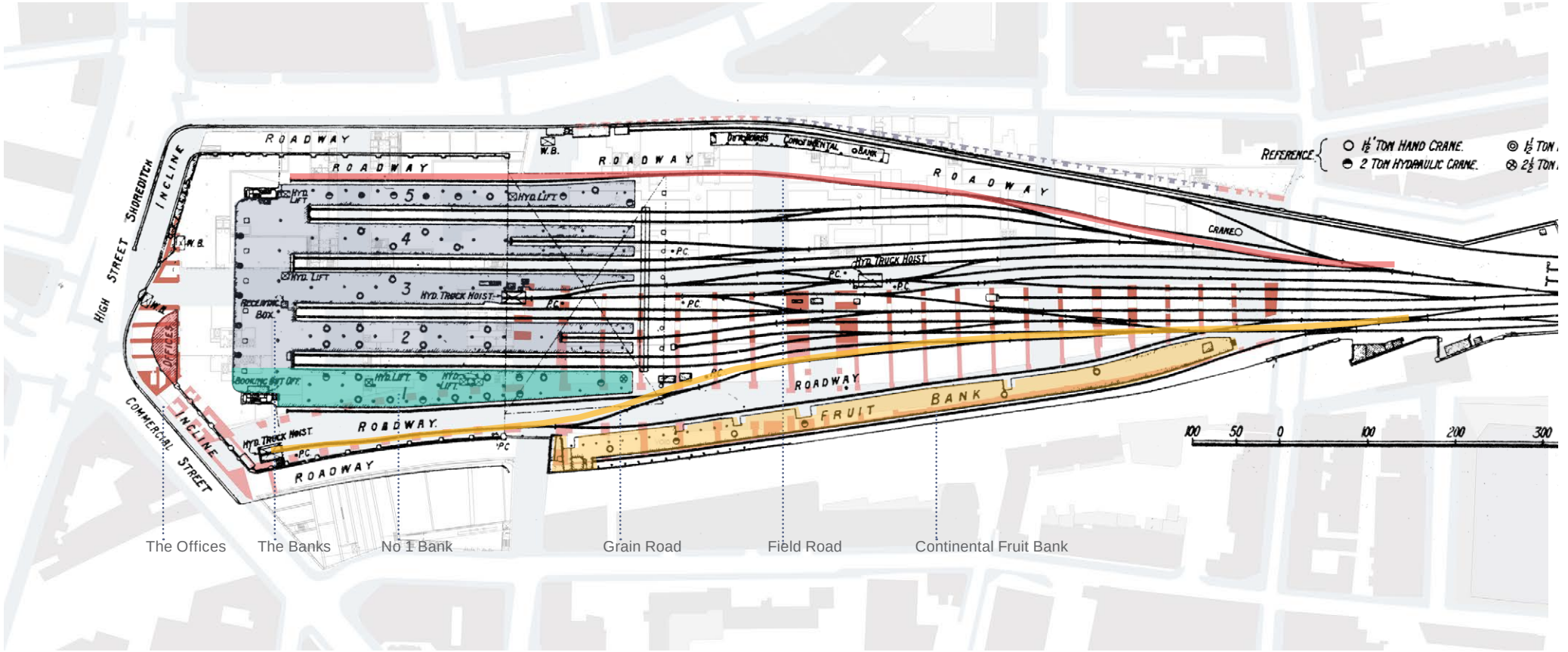


Fig 1.3.4: Historic plan: 1890s - Platform level Bishopsgate Goods Yard Station layout



Fig 1.3.5: Photo: c1945 aerial photograph

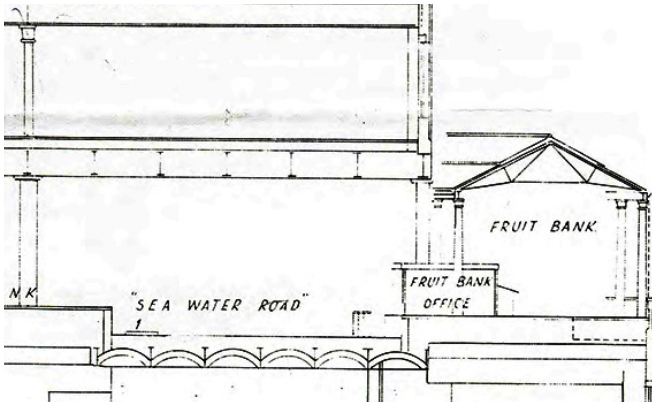


Fig 1.3.6: Drawing: 1964 Platform level section drawing



Fig 1.3.7: Photo: 1999 Aerial view

1.3.2 Platform Level illustrative masterplan

The Platform Level provides the community with a tranquil haven from the busy streets and transport infrastructure of the city below. It sits over the retained historic structure and is elevated approximately 7 metres above street level.

The main principles of the design include:

- **Heritage** - The design is to reveal and celebrate the historical narrative of the site;
- **Visibility** - The Platform Level landscape is to be highly visible from surrounding streets;
- **Accessibility** - access from ground level is to be clearly legible, inclusive and enjoyable to use;
- **Green infrastructure** - provide growing conditions for a robust and significant landscape that evokes a sense of nature, surprise and enhances biodiversity;
- **Diversity -** Create spaces with variety of character and use from informal relaxation to integrated play and education for all;
- **Aspect -** Optimise views within gardens and beyond to wider city;
- **Community -** Space for community uses such as education, play and food production;
- **Inclusive health & wellbeing -** Create an inclusive environment that promotes health and wellbeing for all.

The Platform Level is to be open for public access from 7am to 11pm.



Fig 1.3.8: Landscape masterplan - platform level



KEY

The Balconies

1. Oriel Balcony
2. Brick Lane Balcony

The Banks

3. No 1 Bank
4. Grain Road
5. Boiler Room Chimney & Fruit Bank Office
6. Continental Fruit Bank

The Gardens

7. The Woodland Garden
8. The Loading Dock
9. The Hanging Garden

The Field

10. The Lawn
11. Woodland Play Garden / Forest Environment

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1.3.3 Character areas

There are four principal character areas that together make up The Platform. The RMAs cover parts of 3 character areas as shown.

1.3.4 The Balconies

The Balconies mark the western and eastern ends, announcing The Platform landscape to the wider context. The Oriel Balcony acts as a beacon on Shoreditch High Street and Commercial Street. The Brick Lane Balcony in much the same way announces the Platform to Brick Lane.

1.3.5 The Gardens

1.3.6 The Gardens are smaller scaled spaces between the Platform buildings, each with their own unique character and identity. They are designed with their microclimates in mind and act as garden rooms with a variety of functions and uses serving them.

1.3.7 The Field

1.3.8 The largest consolidated open space at the eastern end responds to the large open area of tracks on the historic Goods Yard platform known as The Field. This significantly scaled open green space provides the rejuvenated Platform with a flexible open lawn area and a wooded play garden.

1.3.9 The Banks

The Banks form a linear route from east to west connecting the Field, Gardens and Balconies together. This route is derives from the historic Goods Yard arrangement referencing the platform No 1 Bank, The Continental Fruit Bank, Grain Road and Field Road railway tracks which transported the incoming goods.

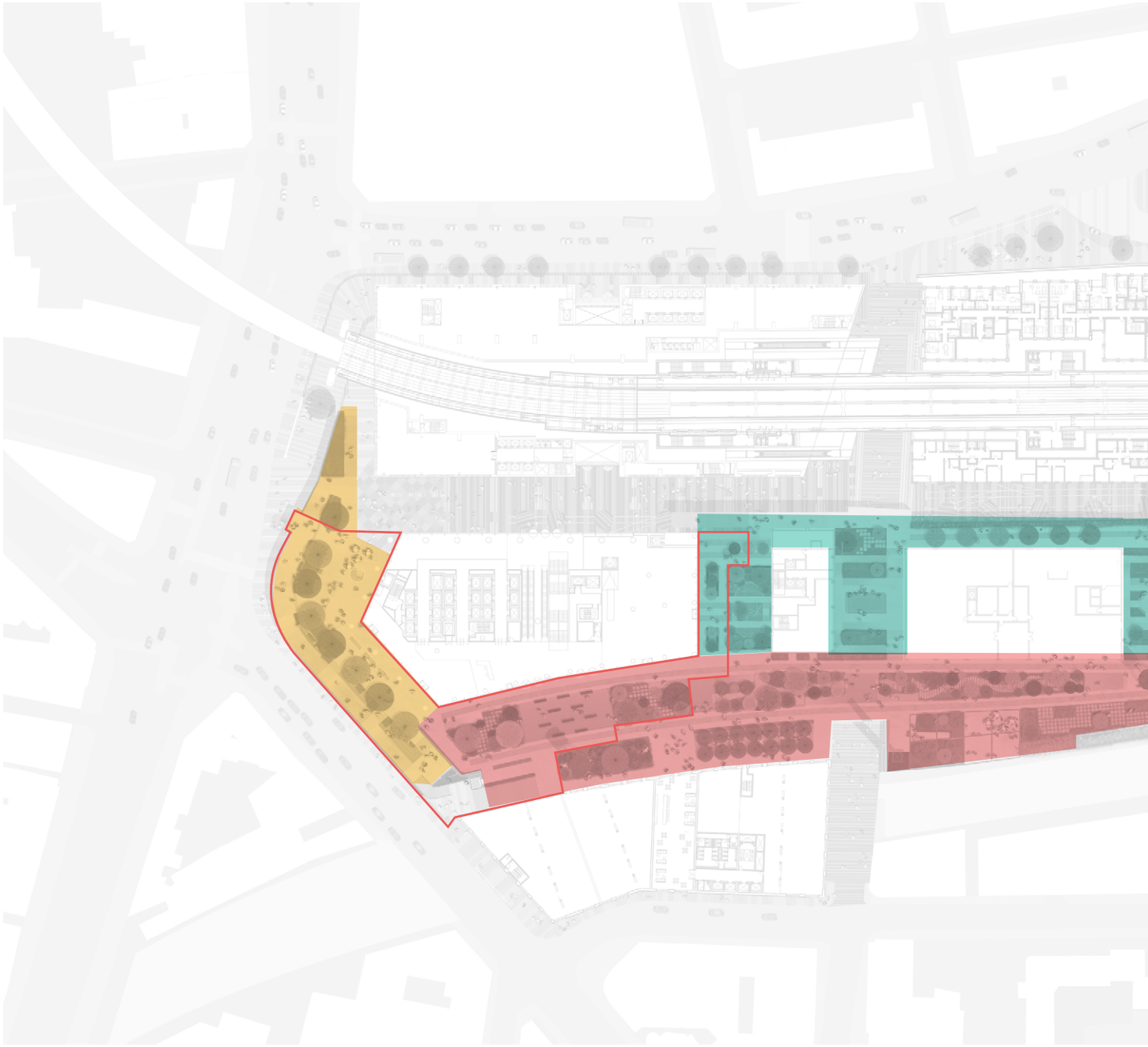
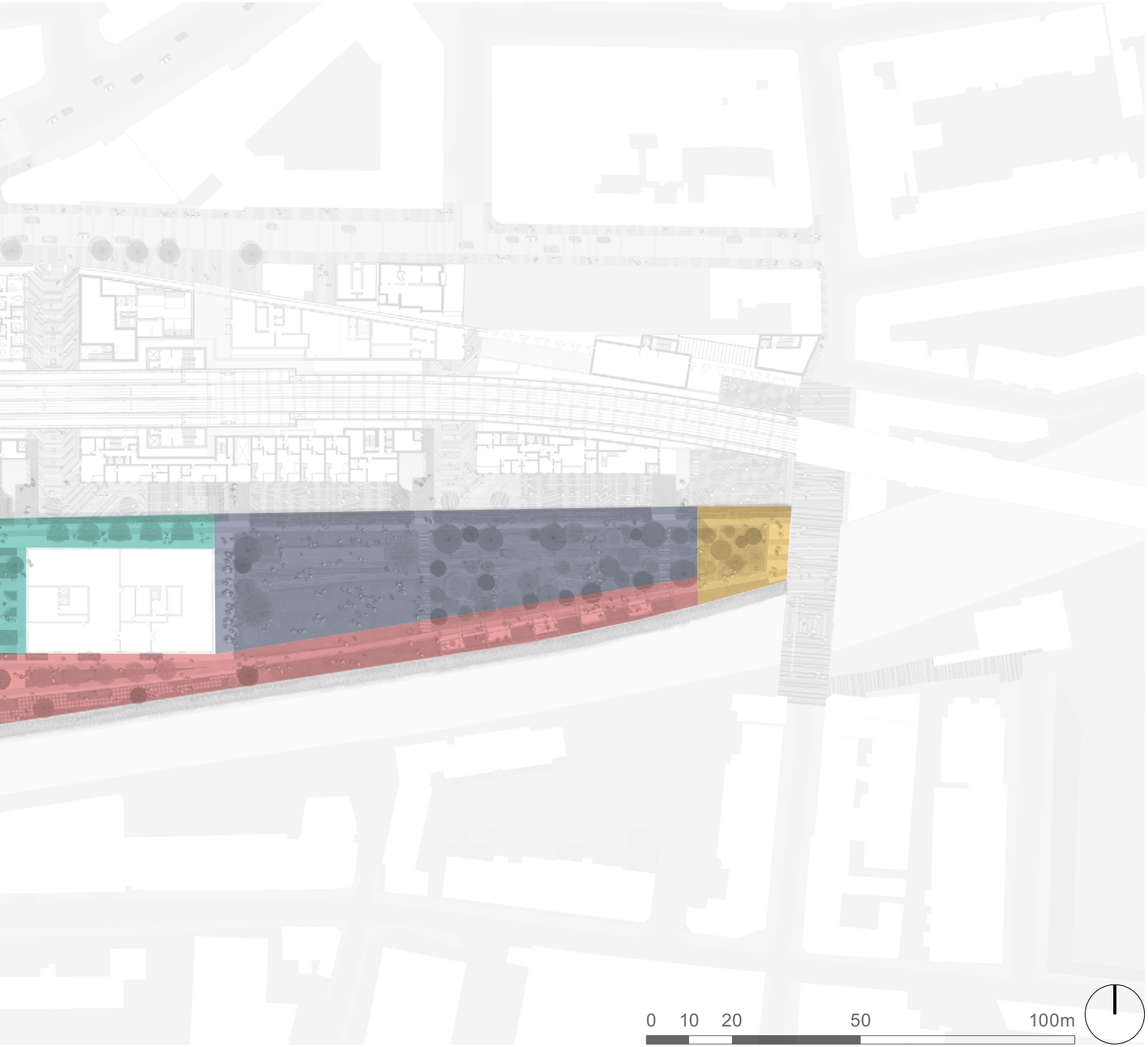


Fig 1.3.9: Character areas



KEY

The Balconies

The Gardens

The Field

The Banks

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1.3.10 Aerial view of working design model



Fig 1.3.10: Design model overview



KEY

1. Oriel Balcony
2. Commercial Street Stairway & Lift
3. No 1 Bank
4. Middle Road Stairway & Lift
5. The Woodland Garden
6. Continental Fruit Bank
7. The Loading Dock
8. Boiler Room Chimney, Stairway & Lift
9. Fruit Bank Office
10. Water Tower
11. The Hanging Garden
12. Farthing Lane Stairway & Lift
13. The Continental Fruit Bank
14. Goods Lift
15. Cygnet Lane Stairway & Lift
16. The Lawn
17. The Woodland Play Garden / Forest Environment
18. Brick Lane Balcony
19. Brick Lane Stairway & Lift

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1.3.12 Landscape strategies

1.3.13 Access and levels

Creating an inclusive environment is a key consideration of the design. The Platform levels are arrived at by careful integration of a number of parameters. These include the technical demands of creating new public realm and buildings over the historic structures, provision of insulation, water attenuation, accommodating utilities/ services and providing appropriate soil profiles for planting of significant green infrastructure.

The design proposals seek to provide step free access to all areas of public realm. Levels are raised in some parts using steps to create viewing points to the wider cityscape.

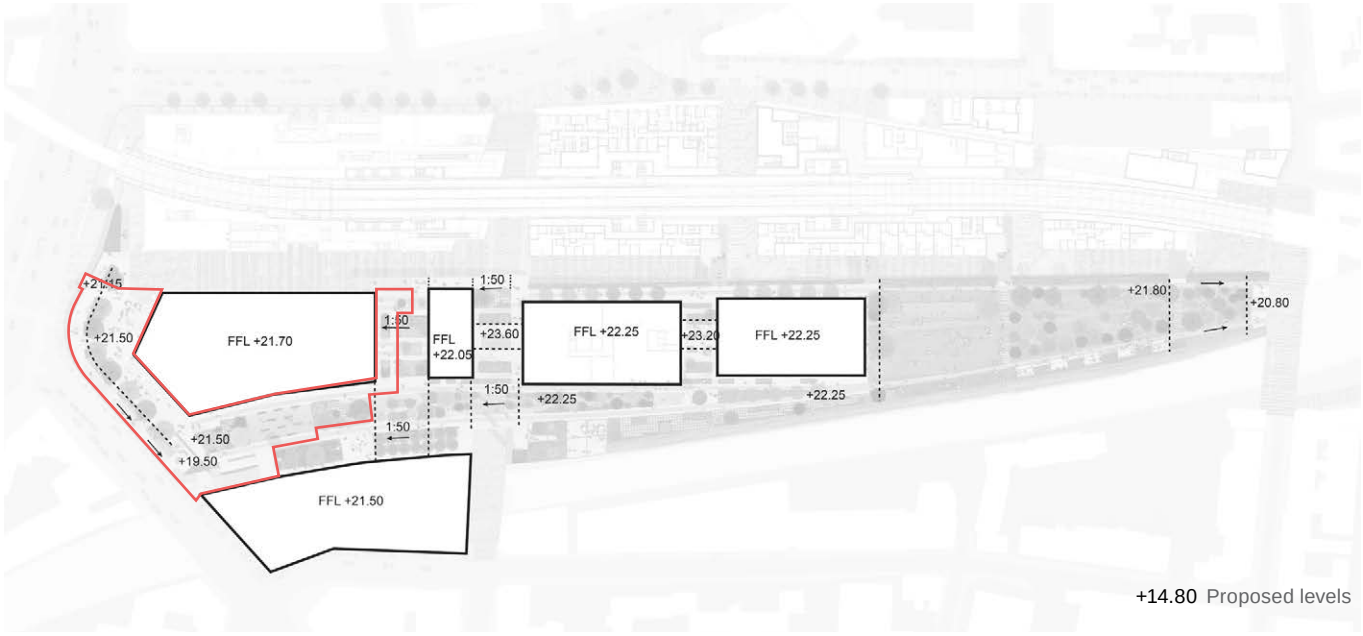


Fig 1.3.11: Levels

1.3.11 Slab levels

The strategy for determining the finished site levels is lead by defining the slab levels.

The strategy for setting the slab levels has been determined by the structural engineers to allow for appropriate protection and retention of the historic structures.

In addition to the structural constraints the level's design has been developed to avoid large level changes or steep slopes in the landscape between buildings.

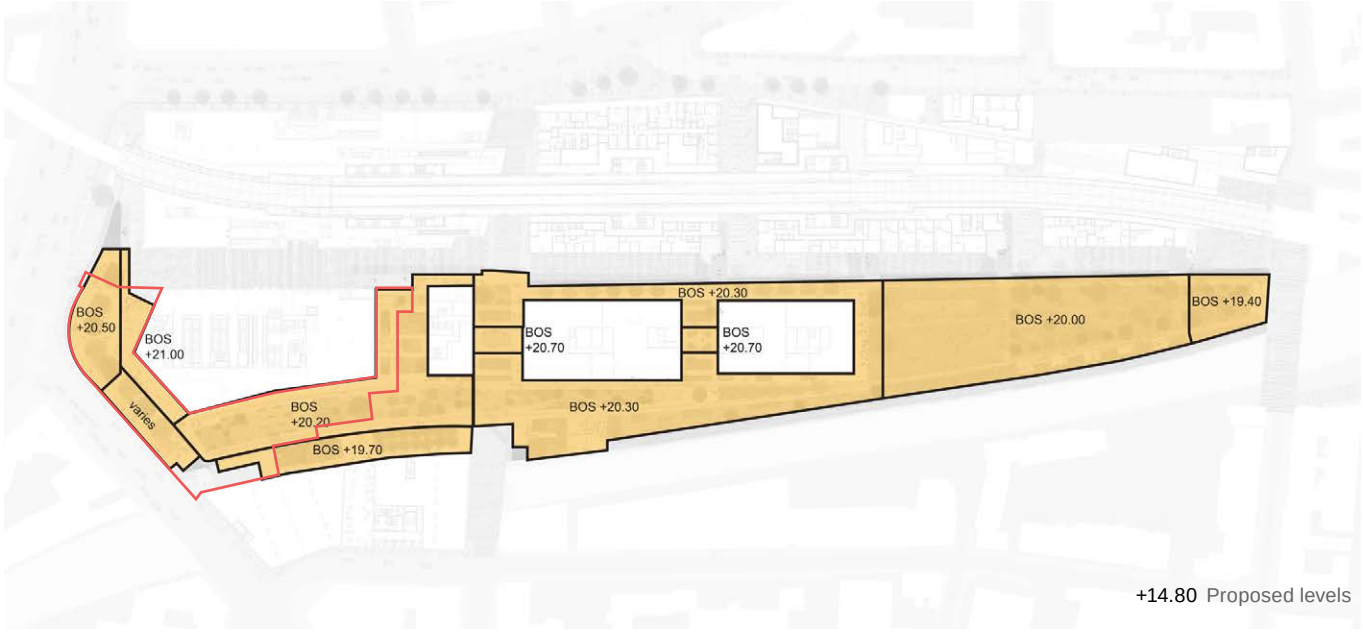


Fig 1.3.12: Slablevels

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Fig 1.3.13: Place names

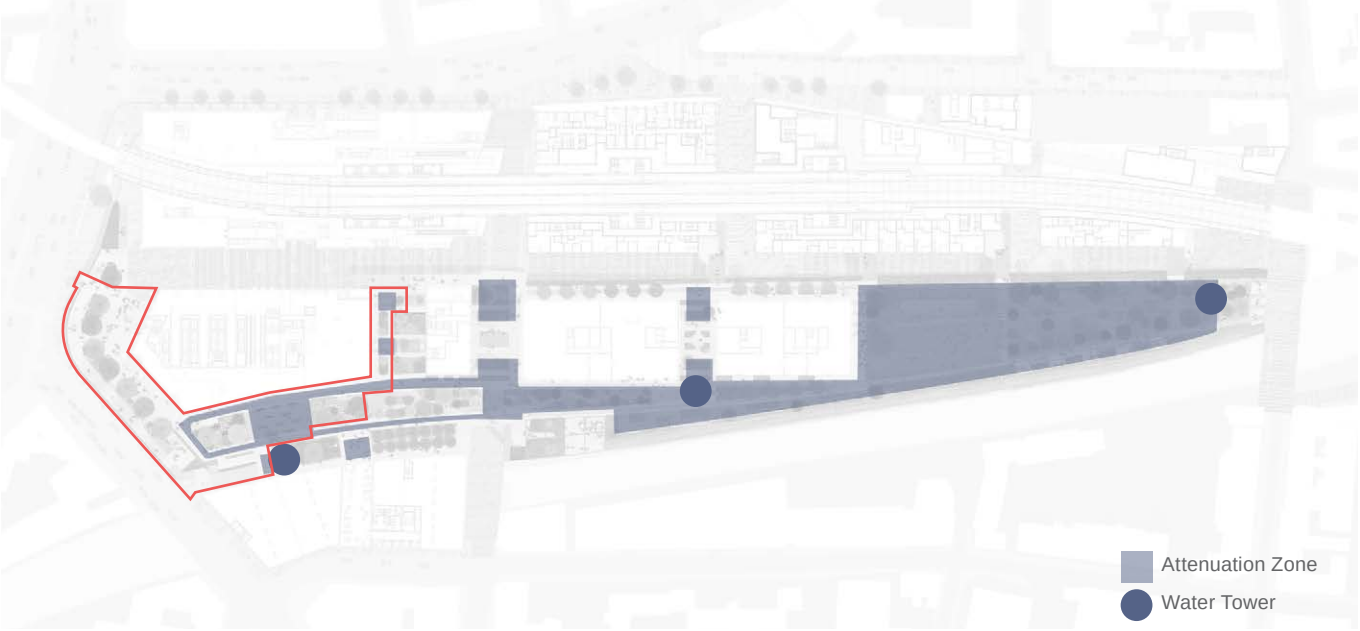


Fig 1.3.14: Water management

1.3.14 Place names

Placemaking is at the core of the proposals. Whilst the Ground Level Public Realm looks beyond the sites rail history, the Platform delves into it's more apparent history.

Names of areas, gardens and the setting out of the Platform is based upon the arrangement of the historic Goods Yard platform.

1.3.15 Water management

A holistic relationship between architecture and landscape is to be proposed for the water management strategy.

Areas of hard surfacing are minimised to create a permeable landscape.

Water attenuation is provided for below the landscape finishes across the full extent of The Platform Level where possible.

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1.3.16 Scale

Extending all the way from Shoreditch High Street to Brick Lane the scale of The Platform level reflects the grand scale of original Goodsyard Station, creating a total area of over 3 acres, 1.2Ha of public realm.

The diagram opposite further illustrates the scale and dimensions of the various garden spaces that make up The Platform landscape.

The platform level landscape is a multi-leveled space, with a height difference of 7-8.5m in relation to the surrounding public realm.

Furthermore, the Oriel Balcony follows the datum of the historic goodsyard boundary wall, which rises up towards the oriel itself. A seating terrace mediates between this outer level and the interface with Plot 2.

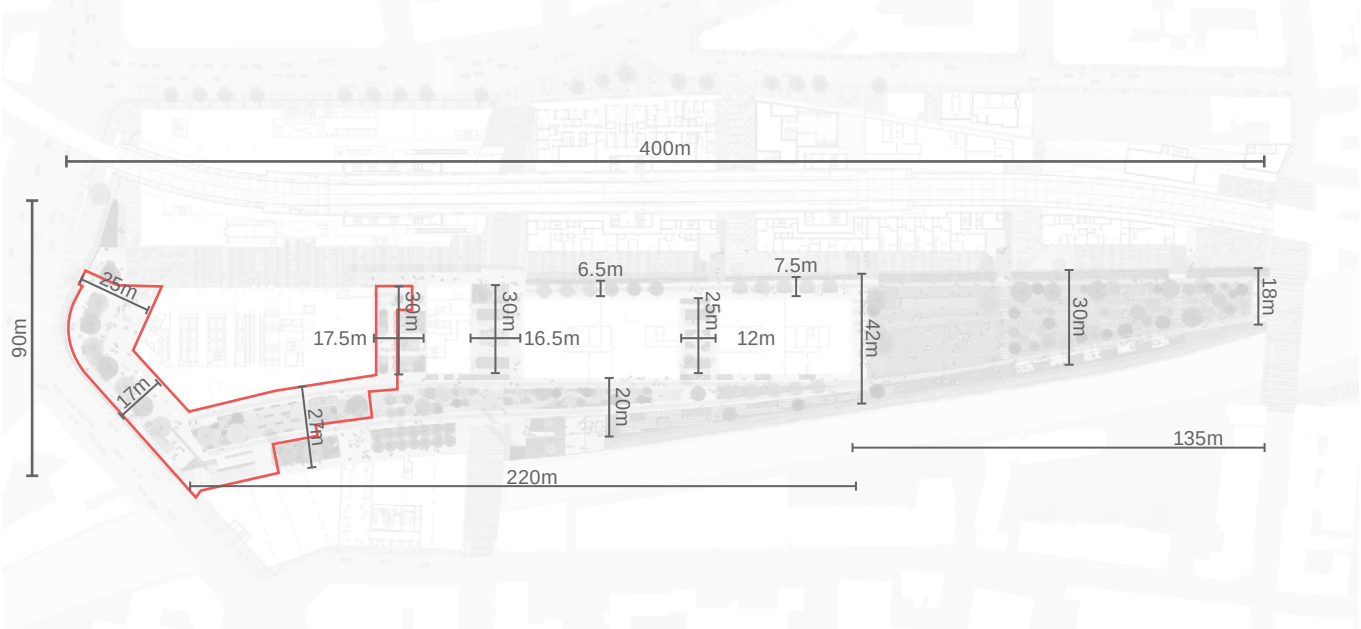


Fig 1.3.15: Scale

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1.4 DETAIL AREAS

1.4.1 Introduction

This section describes 3 character areas which the RMAs cover - The Oriel Balcony, No.1 Bank, and the Woodland Garden - in further detail.

1.4.2 The Oriel Balcony

The Oriel Balcony marks the western end of the Platform Level providing views out to the City and allowing people to enjoy public access once more right up the the historic Oriel structure itself.

Of significant scale, measuring 85m in length, and tapering 25m to 6m at the northern point, it provides for a range of functions.

Large trees, planting and seating terraces are integrated into the levels to provide green setting and backdrop to the Oriel.

It allows for range of uses from cafe spill-out / outdoor dining to gathering space, meeting point and viewing balcony.

The Balcony is framed by Building 2 whose reflective soffit will further animate the space.

The Oriel Balcony can be directly accessed from the Commercial St stair, in addition to the Oriel Stair opposite plot 1.

1.4.3 Function

- Viewing gallery
- Heritage celebration & setting to Oriel
- Signalling the Platform landscape to surrounding streets
- Outdoor dining and cafe activity
- Gathering space with terraced seating



Fig 1.3.16: Photograph of cityscape view looking west from the viaduct level

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Fig 1.4.1: Plan: Oriel Balcony

KEY

1. Oriel Stairway
2. Oriel structure
3. Tree planting
4. Outdoor dining / cafe spill-out
5. Lift access point
6. Seating terraces
7. Existing wall
8. Commercial Street Stairway & Lift
9. Building 2 entrance

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Fig 1.4.2: View: Oriel Balcony



KEY PLAN

Fig 1.4.3: Section: Oriel Balcony

1.4.4 No 1 Bank

The platforms of the Goodsyard were referred to as Banks. No 1 Bank is part of the southern ‘Banks’ character area of the Platform Level and is based upon the historic position of the No 1 Bank.

No 1 Bank is 160m in length and varies between 10-25m in width. This character area includes the frontage to Building 3, to the south of the retained historic ramp wall.

The Banks are linked by Grain Road, the historic track name, that now provides the overall east west promenade route.

As Grain Road approached the original No 1 Bank the tracks diverged allowing the platform to be accessed from both sides. The reimagined No 1 Bank platform creates a raised edge condition that can be used for sitting on or playing on whilst providing a suitable soil profile to support tree planting.

1.4.5 Function

- East West Promenade
- Heritage interpretation and celebration
- Arrival & entrance to Buildings 2 and 3
- Planting and biodiversity
- Gardens for health, fitness, sitting, relaxing and enjoying a view

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Fig 1.4.4: View: No 1 Bank



Fig 1.4.5: Precedent: Planted terrace seating



Fig 1.4.6: Precedent: Terrace tree planting



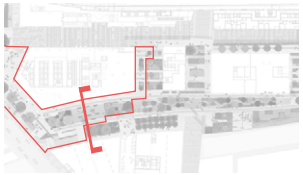
KEY

1. No 1 Bank - planted terrace with seating edge
2. No 1 Bank - parterre entrance to Building 2
3. No 1 Bank - planted terrace with seating edge
4. No 1 Bank - planted terrace with seating edge
5. No 1 Bank - planted terrace with seating edge
6. Water tower
7. Tree planting
8. Commercial Street Stairway & Lift
9. Existing wall retained
10. Water tower
11. Tree bosque entrance to Building 3

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KEY PLAN



Fig 1.4.7: Sectional elevation: No 1 Bank

1.4.6 The Woodland Garden

1.4.7 Introduction

The Woodland Garden provides an access route, cafe/restaurant spill out space to Building 2 and a private communal play garden for Building 8A residents.

The garden provides areas of planting, seating and paved access ways through.

The play garden can be accessed by residents either from the Platform or from the communal areas within Building 8A. It includes areas for play and seating areas to relax in. A fence and hedge will form elements of its boundary to ensure privacy for the residents.

The garden measures 10m by 25m and the adjacent route is 7.5m in width.

1.4.8 Function

- Play
- Relaxing
- Access and movement
- Residential access
- Temporary functions

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Fig 1.4.8: Section: The Woodland Garden



Fig 1.4.9: Precedent: Planted gardens



Fig 1.4.10: Precedent: Play gardens

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Fig 1.4.11: Section: The Woodland Garden

1.5 URBAN GREENING FACTOR

The Urban Greening Factor is a key piece of planning guidance which promotes the delivery of green infrastructure through developments. The proposals within this RMA bounday acheive a UGF score of 0.30.

KEY

- RMA Boundary
- Intensive Green Roof
- Standard Trees
- Hedges
- Permeable Paving

Urban Greening Factor Calculator				
Surface Cover Type	**Factor**	**Area (m²)**	**Contribution**	**Notes**
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	400.00	320.00	
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	606.00	484.80	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	32.00	19.20	
Permeable paving.	0.1	428.00	37.80	
Total contribution			**861.8**	
Total site area (m²)			2884.00	
Urban Greening Factor			**0.30**	

Fig 1.5.1: Urban Greening Factor Calculation

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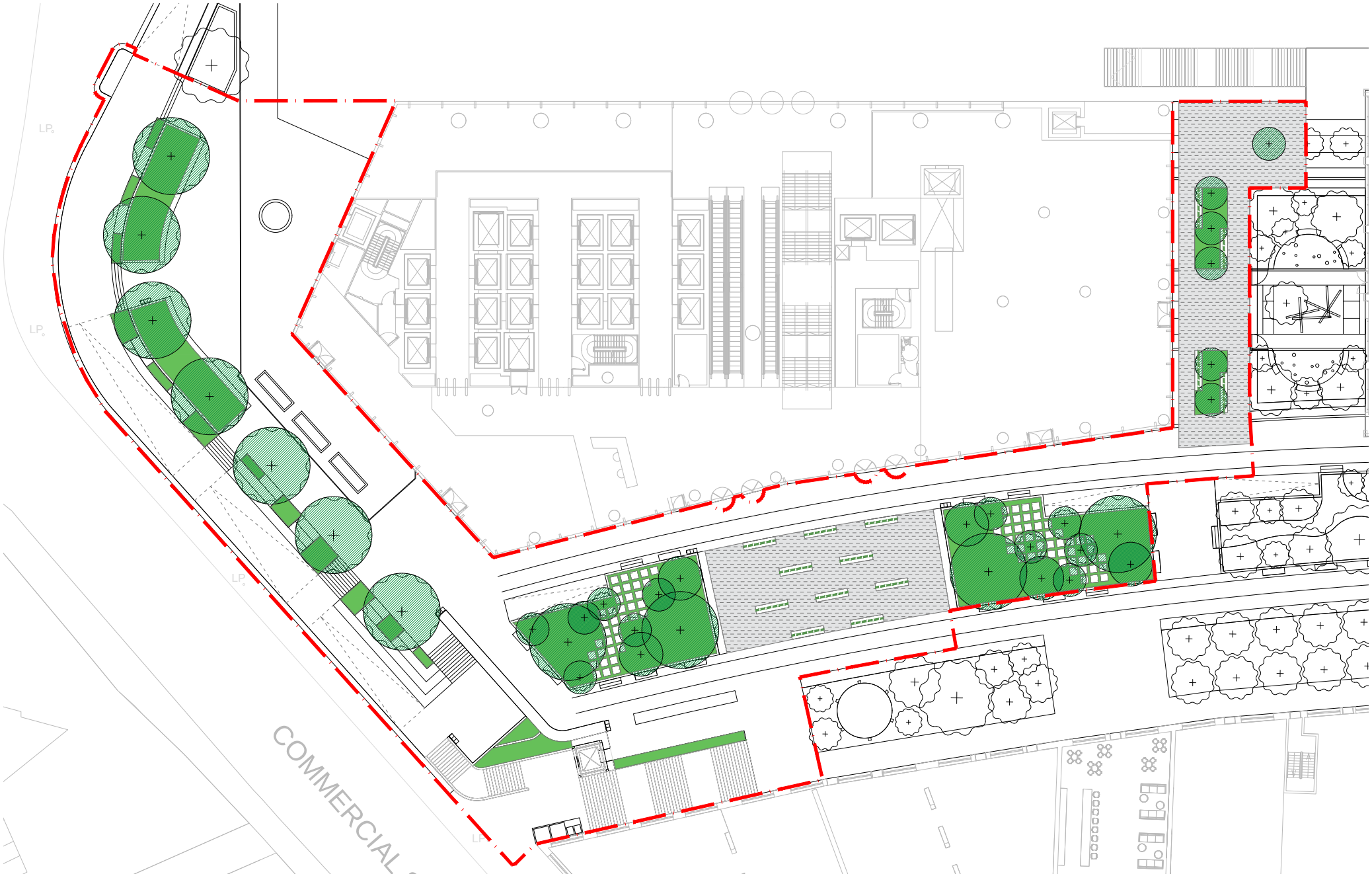


Fig 1.5.2: Urban Greening Factor Diagram

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