

3 Creating a new and integrated place

- A place to work
- A place to live
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- Summary



Fig.46: View of Bishopsgate Goods Yard, facing south



Fig. 47: Truman Brewery, one of many popular local social venues



Fig. 48: Retail, restaurants and businesses along Brick Lane

A place to work

3.1 Redevelopment of the goods yard presents an exciting opportunity to create a sustainable mixed use place in Shoreditch.

3.2 Proposals should respond to the character of the area, and in line with existing planning policies should include housing, employment, new public space and community facilities.

3.3 This section explains how the design principles in Section 2 and the boroughs' and the Mayor's existing land use planning policies come together to create:

- a place to work
- a place to live
- a place to enjoy

3.4 The site falls within London's Central Activities Zone (CAZ), where existing planning policy promotes development which supports employment growth in London at both regional and local levels. There is an opportunity to develop the Goods Yard as a focus for employment generating uses including large scale office development to support the wider London economy together with flexible accommodation for small and medium enterprises to support the growth of creative industries in Shoreditch.

3.5 The new Shoreditch High Street Station and proximity to Liverpool Street will make this location very accessible for the workforce and would make the site a sustainable location for a high number of jobs. The rail station will create investment



Fig. 49: Rivington Place: a cultural and social hub in Shoreditch



Fig. 50: Spitalfields Market: a vibrant employment centre



Fig. 51: Spitalfields Market: part of the diverse local economy

and business opportunities, by drawing people towards the site which will in turn bring increased custom to existing shops and businesses in the area.

3.6 Proposals should ensure that development does not have an adverse effect on existing businesses, but creates opportunities for the local economy to grow, for example through supply chains of goods and services. New employment opportunities should meet the needs of both the new and existing local communities, so as to reduce the need to travel.

3.7 The western end of the site will be highly accessible to public transport close to the emerging corridor of larger scale offices along Bishopsgate and would be the most appropriate part of the site for larger scale office buildings. Development should include active ground floor uses that will strengthen the retail character of Shoreditch High Street.

3.8 Flexible accommodation of a size suitable for small to medium businesses should be promoted across the site. There is considerable scope to include space for small businesses within the arches beneath the Braithwaite Viaduct. Proposals should provide managed work spaces that are of an appropriate size and flexible to meet the needs of small and medium sized enterprises.

3.9 The opportunity to employ local labour both during construction and within new businesses located on the site should be promoted. Organisations such as Skillsmatch, can be used to maximise the opportunities for local communities.

A place to live

3.10 Based on the principle of linking density to access to public transport, Bishopsgate Goods Yard has the potential to accommodate 1000-2000 new homes, subject to detailed design, to create a mixed and balanced community. New housing will create high quality and attractive places where people will want to live, supported by social and community facilities.

Density

3.11 Residential densities should reflect the high accessibility of the site by public transport (including the new Shoreditch High Street station), supporting better local services and facilities. In accordance with London Plan policy, residential densities of 1100 habitable rooms per hectare could be achieved.

3.12 Density is only one consideration in delivering new homes on the goods yard and must be balanced with high quality design, provision of appropriate levels of open space, community facilities and social infrastructure. The remainder of this section sets out how an appropriate mix of house sizes, types and tenures could be provided.

Location and design of new housing

3.13 The location of different types of housing will largely be defined by the urban design principles, with taller buildings incorporating higher density housing located towards the west of the site. Family housing may be more appropriately located

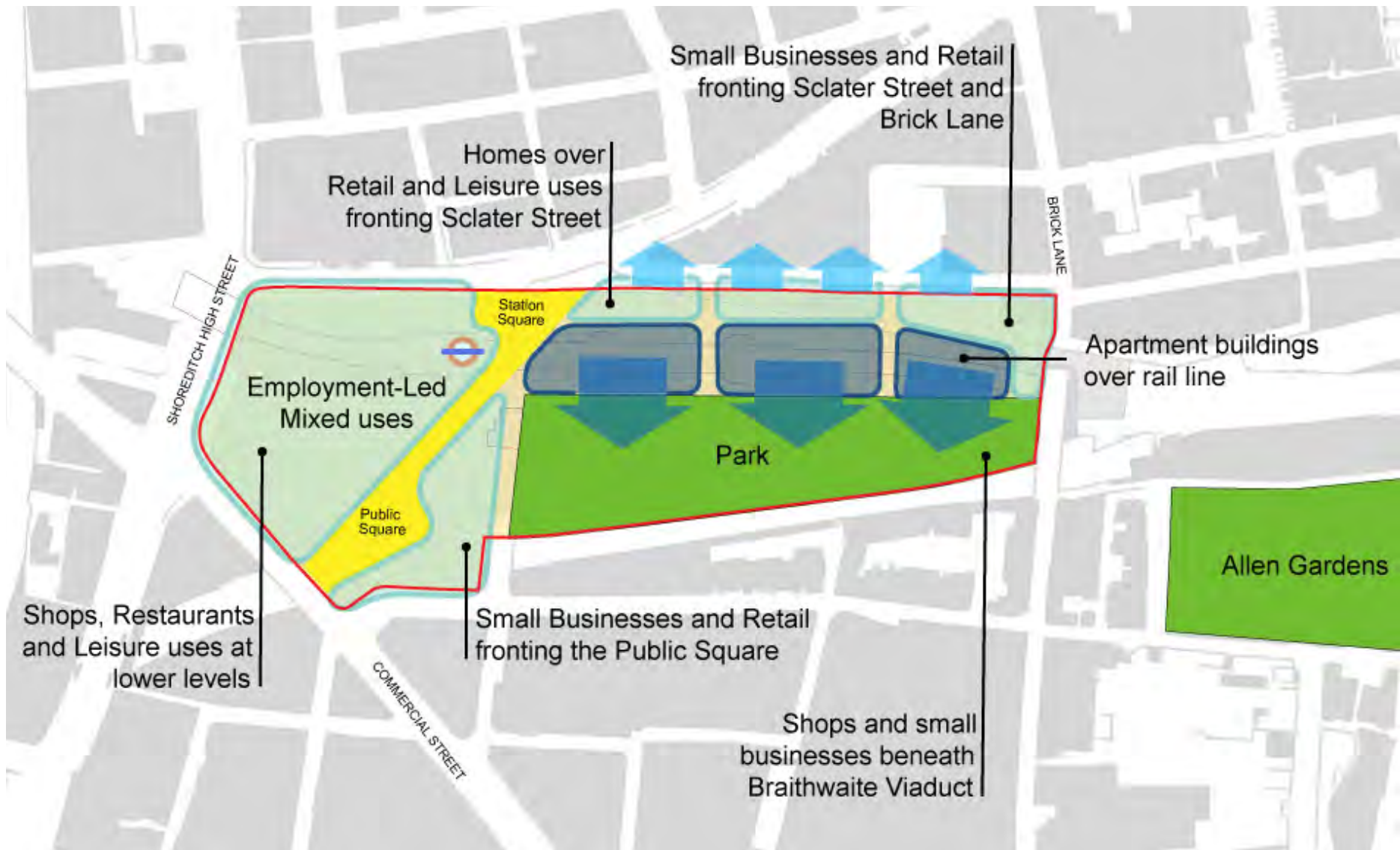


Fig. 52: Indicative land uses for Bishopsgate Goods Yard

towards the east of the site, close to the proposed park. In lower rise buildings, with access to communal play-space, gardens and balconies.

3.14 Innovative design solutions should also be sought to incorporate family housing in taller buildings. Figure 52 shows how new housing could be laid out to relate to the new open space and overcome the challenge of the East London Line crossing through the site.

3.15 Innovative approaches should be explored to solving the issues around high density development and family housing, and the provision of private and shared open space. The needs of all ages and abilities should be considered including children, the elderly and disabled persons so that the design of the scheme does not preclude but encourages a diverse and inclusive community to develop on the site.

3.16 The redevelopment of the site should have regard to the minimum standards of private outdoor amenity space and internal room sizes adopted by the boroughs and the Mayor. Ease of access to areas of communal open space elsewhere on the site will also be important. Places for children and teenagers to play will need to be incorporated into the communal residential spaces. Developers should seek to meet CABI Space and Play England guidance on designing and planning for play. This should aim to deliver playable landscapes that run through the development as well as designing particular opportunities within both the public open spaces and amenity spaces for play for children and young people. Play-space should, in general, be at ground level or set within the elevated park.

3.17 A high quality of design throughout the scheme should promote a varied urban form, rich in architectural style and character. The opportunity should be taken to create memorable places and buildings of exemplary architecture, regardless of tenure.

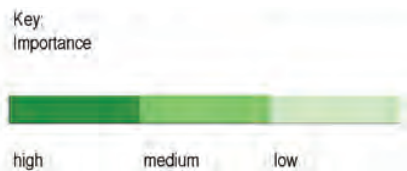
3.18 Housing design and layout should aim to reduce the opportunities for crime through natural surveillance and avoiding the creation of hiding places.

3.19 All homes should meet Lifetime Homes Standards and at least 10% should be provided as or adaptable to be wheelchair accessible. The table in figure 53 (p. 66) shows the key design criteria that should be taken into account when designing new homes on the Goods Yard site.

Providing affordable housing

3.20 The regeneration proposals should provide a mix of housing tenures, including private for sale, intermediate and socially rented housing to create the widest possible choice. In line with current planning policies a minimum of 35% affordable housing (calculated by habitable room) should be provided on site, subject to viability and site circumstances as outlined in the London Plan.

HOUSING SCHEME GUIDELINES													
	Double Aspect	Single Aspect	Access to Private Open Space	Access to Shared Playspace	Independent Front Doors	Daylight / Sunlight	Disabled Access	Security	Cycle Parking	Car Parking	Access to Local Amenities	Medium Rise Accommodation	High Rise Accommodation
DWELLING SIZE													
FAMILY HOUSE 4 bed plus	High	Medium	High	High	High	High	High	High	High	High	High	High	Medium
MEDIUM SIZE 2-3 bed	High	Medium	High	High	High	High	High	High	High	High	High	High	Medium
SMALL SIZE 1-2 bed	High	High	High	High	Medium	High	High	High	High	Medium	High	High	High
STUDIO UNIT	Medium	High	Medium	Medium	Medium	High	High	High	High	Medium	High	Medium	High



Note: all the residential accommodation should aim to achieve at least the minimum area as defined in the local or regional guidance applicable at the time of planning application submission.

Fig 53: Key design criteria for new homes on the Goods Yard site

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Fig. 54: Homes at Tarling Heights, Tower Hamlets



Fig 55: Homes at Adelaide Wharf, Hackney

Above:

Figs. 54 and 55: examples of recent high quality housing in Hackney and Tower Hamlets

3.21 In order to reflect the constraints on providing residential development on the western part of the site within Hackney, some affordable housing provision on alternative sites, including the eastern part of the goods yard in Tower Hamlets may be appropriate but only where it can be demonstrated that it will deliver a better overall affordable housing outcome for both boroughs and contribute towards the delivery of sustainable communities.

Community facilities

3.22 High density residential development will only be acceptable where it can be supported by an appropriate level of social infrastructure including health, education, childcare, community, leisure, cultural and sports facilities. The size, location and scale of the residential development likely to come forward means that further investment in community facilities will be essential in order to establish a sustainable community.

3.23 NHS Tower Hamlets and NHS City & Hackney have identified a need for further primary health care facilities within this part of Shoreditch. Redevelopment of the goods yard should provide space for a new community health centre in a prominent and accessible location within the site.

3.24 Contributions towards improvements to existing education, leisure and community facilities along with community development projects in the local area will be sought through planning obligations to ensure that infrastructure is in place to support the new residential population and provide additional facilities for the wider community.



Fig. 56: View of Allen Gardens from the top of the Braithwaite Viaduct



Fig. 57: Allen Gardens

A place to enjoy

3.25 This section outlines how a range of new public spaces, combined with indoor leisure, shops and other retail uses could make Bishopsgate Goods Yard a place that can be enjoyed by the whole community.

3.26 The development could incorporate a mix of leisure opportunities, such as indoor sports facilities, swimming pool, health and fitness centre, arts and, exhibition spaces. Conversion of the arches beneath the Braithwaite Viaduct could create spaces to accommodate many of these leisure activities.

3.27 The surrounding area is a popular destination for evening entertainment associated with concentrations of restaurants and bars in Shoreditch High Street, Brick Lane and Redchurch Street. Uses associated with the evening economy may be appropriate as part of the development of the Goods Yard, where it can be demonstrated that they can be located and operate in a way that would not give rise to increased problems of late night noise and disturbance to local residents. Such uses should be located close to public transport facilities, such as the new station or bus routes on Shoreditch High Street. In order to create a balanced mix of retail uses, no more than 25% of all retail floor space should be taken up by cafes, restaurants and bars (Class A3 and A4 uses).

3.28 Galleries, exhibition spaces and performance spaces would be appropriate within any future development to provide a mix of uses that enhances the art and culture offer of the area.

Open spaces

3.29 New public spaces should be accessible to all, providing spaces for the integration of new and existing communities. Priority will be given to walking and cycling within the movement strategy for the site.

3.30 Development proposals should incorporate a network of open spaces with different functions and, where possible, linked by green corridors provided within the site as well as linking the site with surrounding green spaces. Public open spaces should provide 'a sense of place', complementing the existing local distinctiveness of the area. Where possible, proposals should explore using signage to educate on local history, biodiversity, heritage and local links. Landscaping proposals should include high quality materials and soft landscaping to create a variety of interesting and usable spaces.

3.31 The redevelopment of the Bishopsgate Goods Yard site should establish a pleasant network of streets, squares and courtyards and green space. New open spaces will help to meet the needs of the existing community which has very little access to public open space, as well as the new residents.

3.32 Potential open spaces could be a public square towards the southern end of Wheler Street, a square around the station and a new high level park on the retained viaduct. The park could be the most significant new space and the following section describes the key principles that would help to ensure that this is a successful open space.



Fig. 59: Victoria Park



Fig. 60: Festival in Allen Gardens



Fig. 61: Park Life



Fig. 62: High Line New York

Fig. 58: Plan showing opportunities to create a variety of new public realm

The new park

3.33 The most important principle is that the park should be accessible for all. Vertical connections should maximise the opportunities for access for people with disabilities with emphasis on accessible entrances off the main public square and Wheler Street, as well as from Brick Lane. Additional access points to the park should be provided along routes into the site from Sclater Street and Bethnal Green Road to promote access from the residential communities to the north.

3.34 The park will be open to the south and west, to maximise the levels of daylight and sunlight. The elevated location will underpin its special character ensuring it becomes a successful new linear open space.

3.35 The park will provide opportunities for:

- contact with nature and a diverse range of flora and fauna;
- cultural activities and events reflecting the diverse local population;
- social interaction and relaxation;
- active play-space for children and young people;
- outdoor sports and recreation facilities;
- biodiversity enhancements, particularly for black redstarts.

3.36 The park and other green spaces should reduce the amount of hard standing on site, thus reducing the risk of flooding. The design of the park should provide activities which complement provision in existing open space at Allen Gardens and Weavers Fields. The park and public spaces should also provide a location for innovative and exciting public art. This could be secured through planning obligations.

3.37 The park should be overlooked by new development to the north including new residential properties to provide natural surveillance and create a sense of safety. The landscape should be designed to ensure excellent safety characteristics and flexibility in use, through the use of long lasting, sustainable materials. The park should be well lit and managed and maintained to high standards to ensure it will be a safe, attractive and positive asset long into the future.

3.38 There is an important opportunity for the new park to become a part of a network of green spaces within the local area and beyond, by providing clear links between the new park and green spaces to the west and east, including Allen Gardens, Mile End and Victoria Park.

3.39 The links between these green spaces should be strengthened, to create a continuous green link between central and east London. The new park at Bishopsgate Goods Yard would have the potential to become part of a new green route from Central London towards the Olympic Park in the Lea Valley, as shown in figure 63. This green link would also improve biodiversity links by allowing species to migrate from one green area to another.

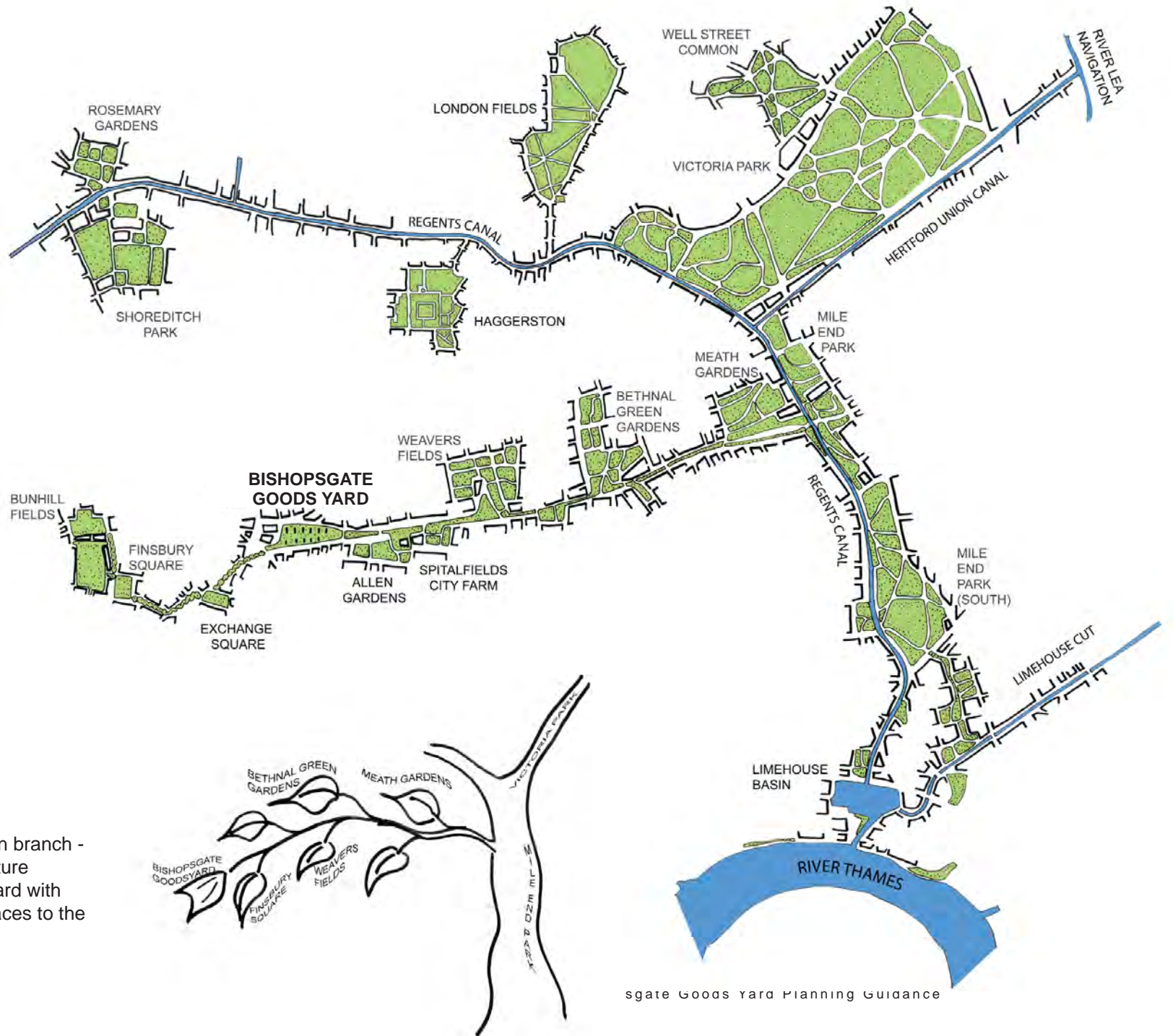


Fig. 63: The east London branch - a linked green infrastructure connecting the Goods Yard with the network of green spaces to the east

Summary

3.40 Set within the context of this document, the regeneration of the site should provide a place for people to work, live and enjoy. The western end of the site could comprise of some tall buildings providing a mix of residential and commercial uses. The scale of the of buildings should gradually reduce in height from west to east with a mix of uses comprising residential, including affordable housing, and space for small to medium business opportunities along Bethnal Green Road, Sclater Street and Brick Lane.

3.41 Redevelopment of Bishopsgate Goods Yard should provide a significant area of public open space, with the provision of new public squares and a public park on top of the Braithwaite



Fig. 64: St Leonard's Church

Viaduct. Pedestrian routes should be provided east to west and north to south through the site linking with the surrounding area. Visible links to the new Shoreditch High Street Station should be maintained.

3.42 Within this framework, the overall regeneration of the site could deliver the following mix of development:

- Approximately 350,000 sq.m. of overall development;
- Approximately 1000-2000 new homes;
- Approximately 75,000 – 150,000 sq.m. of non residential floor space;
- Approximately 1.8 ha of publicly accessible open space.

3.43 The final level of development will be subject to detailed design and an assessment of the capacity of supporting infrastructure. The following section sets out how development of the goods yard could become a reality.

