



Annex: Delivering placemaking

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Vision

Reinforcing and reflecting the historic qualities in Shoreditch to shape future growth

The borough's area of Shoreditch will build on the diverse heritage, culture and enterprise that it shares with its neighbouring borough, Hackney. It will accommodate and encourage sustainable growth through the synthesis of old and new and maintaining the character and townscape qualities of this place.

Small scale employment opportunities particularly day-time uses will continue to be encouraged and supported in and around the vibrant Columbia Road market which will continue to act as the heart and civic focus of the area.

Opportunities and growth

Bishopsgate Goodsyard which crosses the Tower Hamlets-Hackney boundary is a major opportunity for mixed-use development. Shoreditch High Street Station will be finished in 2010 as part of the London Overground.

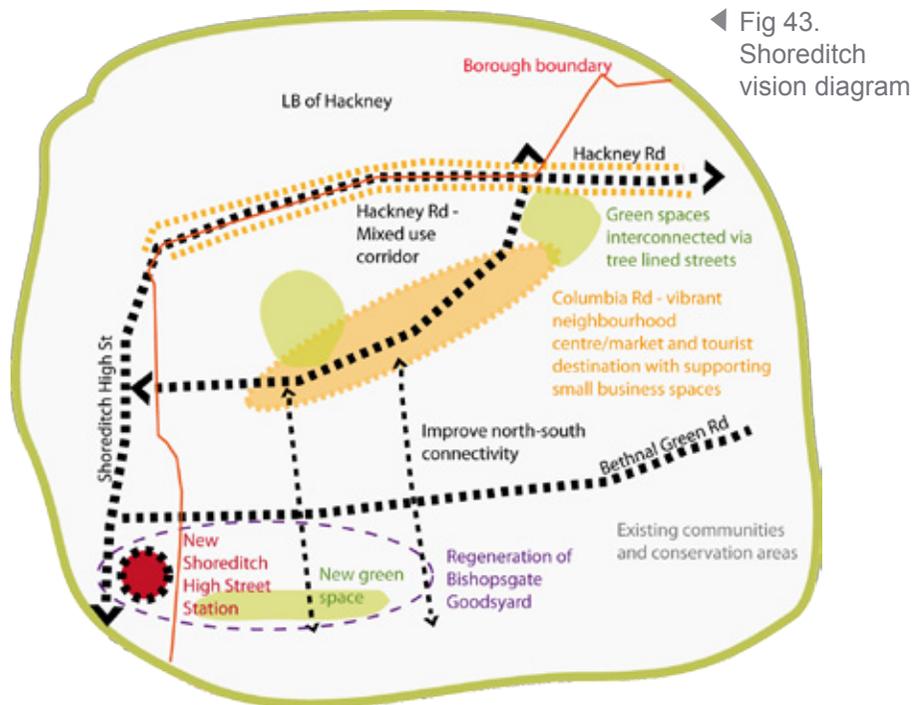
How we are going to get there

Priorities

1. To ensure the regeneration of Bishopsgate Goodsyard is responsive to, and reinforces, the character and vibrancy of Shoreditch and improves connectivity with surrounding areas.
2. To improve health and well-being through increased access and better targeting of health provision, which includes a new health facility on the Bishopsgate Goodsyard site.
3. To protect residential amenity in the area using night-time environmental, safety, licensing and planning management in and around Redchurch Street and Brick Lane.
4. To deliver new green space on Bishopsgate Goodsyard and ensure it links with Allen Gardens to form a linear green spine.

Principles

1. Heritage will be protected in conservation areas. Small-scale redevelopment may be acceptable where it preserves or enhances the character and appearance of the area.
2. Development outside of the Bishopsgate Goodsyard area should seek to retain and enhance the traditional street pattern and medium-rise character of the area.
3. Retain and encourage the vibrant mix of uses, which consists of small shops, businesses and enterprise spaces, in and around the neighbourhood centre, to the west of the area, and along the main routes.



Vision

A historic gateway to the vibrancy of Spitalfields Market, Trumans Brewery and Brick Lane

Spitalfields will continue to be a vibrant, diverse and mixed use area. It will continue to be characterised by its diverse ethnic communities and its specialist offer in fashion, arts and restaurants.

Development in Spitalfields will be sensitive and responsive to the mixed use, fine urban grain character that defines the places in the city fringe. It will conserve the historic fabric and enable the integration of new development to reinforce this unique townscape.

Improving Spitalfield's network of streets and spaces will open up access to its many attractions including Banglatown, Brick Lane Market, Bishops Square and Christ Church.

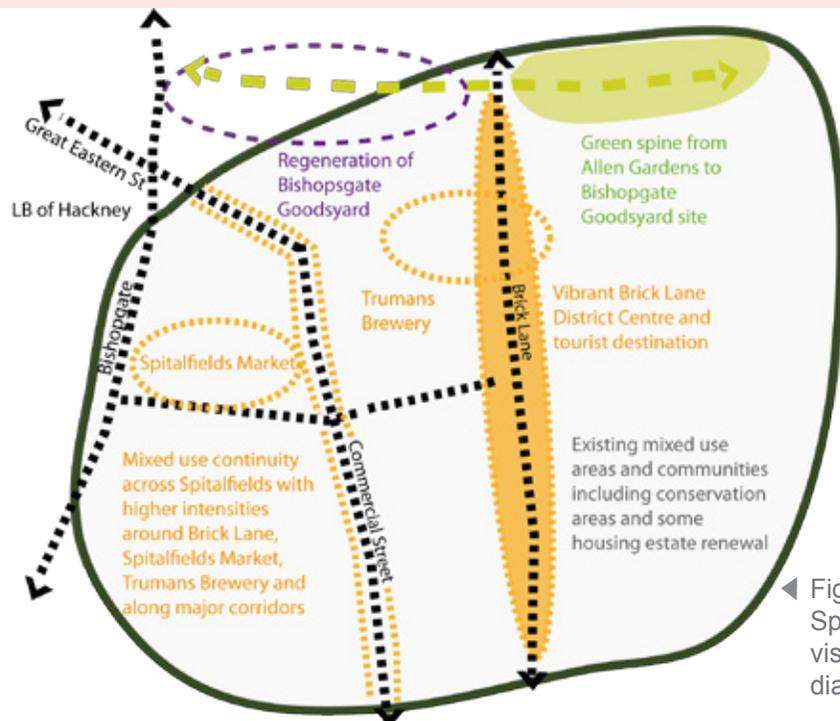


Fig 44. Spitalfields vision diagram

Opportunities and growth

Spitalfields' accessible location means there will be an opportunity for growth in housing and the commercial sector, centring on employment, retail and hospitality.

How we are going to get there

Priorities

1. To conserve and enhance the existing urban fabric, thereby giving a strong steer to new proposals and projects.
2. To promote mixed-use development which adds to the vibrancy, economy and character of the area, while ensuring the management of any negative impacts.
3. To enhance the streetscape of Commercial Street, reinforcing its role as a main thoroughfare for pedestrians and cyclists.
4. To protect residential amenity in the area using night-time environmental, safety, licensing and planning management particularly in and around Brick Lane.
5. To improve the quality, cleanliness and management of the public realm by providing local infrastructure and signage.

Principles

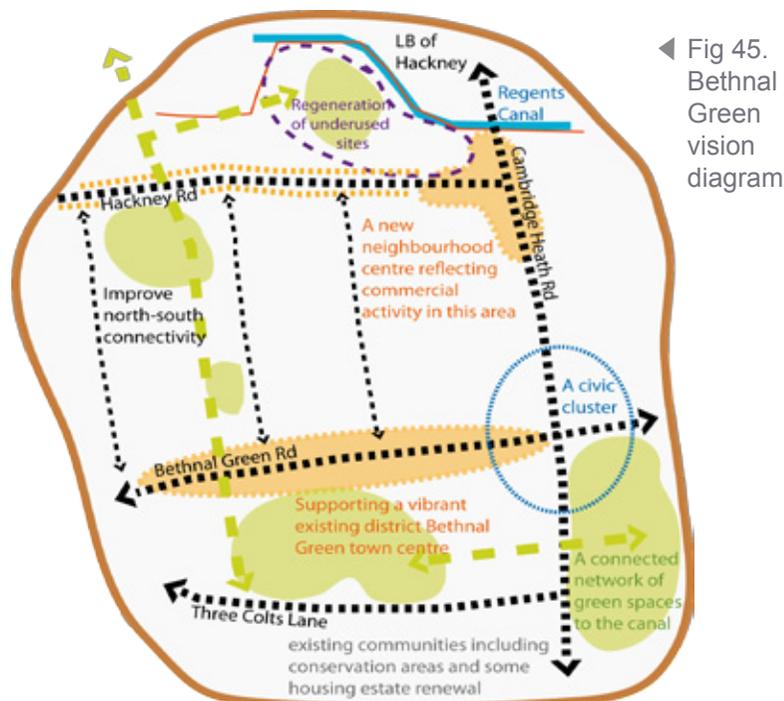
1. Developments should preserve or enhance the fine urban grain and traditional street pattern that characterises the area.
2. Large floor-plate offices will be appropriate in areas designated as Preferred Office Locations (POL). They should positively contribute to ground-level activity by ensuring they provide active frontages and overlooking at street level. The height of these buildings should respect the setting and character of Spitalfields, which is a medium-rise area.
3. Promote a mix of uses that successfully reinforce the city fringe character of small shops and businesses, alongside residential.

Vision

Shaping the future of Bethnal Green around its rich history, residential communities and thriving Bethnal Green High Street

Bethnal Green will draw upon and respect its natural and built assets to reinforce its distinctive identity. Development and regeneration will respect and reinforce the historical layout of Bethnal Green's spaces and buildings. These include its network of conservation areas, historic buildings, terraced housing and traditional street pattern.

Bethnal Green town centre will reinforce its role as the retail, commercial and civic hub of the area, making it a place to work, shop and socialise. By redeveloping its under used sites, including the gasworks, access to the area's natural assets of the canal and green spaces will improve. This will enhance health and wellbeing by improving walking and cycling opportunities.



Opportunities and growth

Opportunities for growth and change will be delivered by a number of industrial areas being redeveloped for residential, infill development in existing built areas and housing estate renewal.

How we are going to get there

Priorities

1. To improve Bethnal Green town centre as a place for commerce, retail and small and medium enterprises.
2. To promote a better quality of uses in and along the railway arches, improving their attraction and accessibility through Bethnal Green.
3. To reinstate the Oval as a London Square, as part of wider regeneration of that area.
4. To reinforce the civic hub in and around Bethnal Green tube station and town centre, encompassing the Museum of Childhood, St John's Church, York Hall and the historic green spaces.
5. To assist in the regeneration of the former Queen Elizabeth Hospital site for primarily residential uses.

Principles

1. Higher density to be focused in and around Bethnal Green transport node and along main routes. However, density and heights should respect the setting of the conservation area and existing building heights.
2. Housing estate regeneration and major development to reinstate clear and direct north south routes from the Canal to Bethnal Green Road.
3. Development and regeneration should protect, and promote the conversion and conservation of, historic and older buildings, so they may be brought into beneficial reuse.

Vision

Uncovering Globe Town's historic and natural assets for existing and new communities to enjoy

Reinstating a clear street pattern, highlighting Globe Town's heritage including Meath Gardens, Victoria Park, Regents Canal and its unique collections of buildings and terraced housing.

By enhancing its town centre through improving the market and streetscape. Roman Road East town centre will be an inviting place for people to spend time and enjoy the shops, cafes and restaurants. New development will open up access to Regents Canal and Mile End Park.



Opportunities and growth

Globe Town has in recent years experienced some significant housing growth, in and around the canal and Meath Gardens. Future growth is likely to be more limited as the area is already built up and established with a number of conservation areas.

How we are going to get there

Priorities

1. To provide a significant amount of family housing alongside other homes, mirroring the existing character in the northern part of Globe Town.
2. To improve the quality of the public square along Roman Road to make a place that encourages people to spend time there.
3. To reinstate a joined-up street pattern which allows ease of movement.
4. To support the enhancement, and increase the capacity of, the market, as well as supporting small-business creation.
5. To re-create a visually coherent north-south spine, connecting Meath Gardens to Victoria Park, via the centre of Globe Town.
6. To improve access to green spaces and to the canal network.

Principles

1. To promote this area for lower rise family housing with the London Chest Hospital site offering an opportunity to provide a significant amount of family housing.
2. Improving access to, and through Meath Gardens, with new development and regeneration framing the green space and improving overlooking and the vibrancy of this neighbourhood park.