

Spitalfields & Banglatown SPD



Notes

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- MUF
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Mayor's Foreword

I am pleased to present the Spitalfields and Banglatown Masterplan SPD. Spitalfields and Banglatown is a unique community that has been forged over centuries. For most of its history it has been a destination for those fleeing persecution and seeking new opportunities. This is reflected in the immense level of entrepreneurialism in the community and the growth of Brick Lane as one of London's most vibrant streets.

However, this community also faces great challenges. Increasing numbers of families are living in overcrowded, unsuitable housing. The increasing cost of living is making life more difficult for many residents and business owners. And educational attainment sorely needs a boost. Underpinning many of these issues is an anxiety about the future of the neighbourhood. Residents are unsure whether they can afford increasing rents, and whether the community that they rely on will remain in the area. Business owners fear the loss of longstanding customers and being pushed out to make way for new, higher-cost shops.

While this masterplan will not be able to solve all of these problems, it can act as a foundation to build community resilience. New housing, particularly affordable housing, can ensure that residents remain in their community and that their community remains in the neighbourhood. Keeping the community in place means that long-standing businesses can retain their customer base. New community facilities can also support local resilience and attract a more diverse range of visitors – bringing people into the neighbourhood to play sports and access community services, rather than just to spend money.

I look forward to working with local residents, business owners and all stakeholders to build a fairer and more equitable Spitalfields and Banglatown that works for everyone.

01

Introduction

- 1.1 Purpose and Role of the SPD
- 1.2 Key themes and Objectives
- 1.3 Developing the SPD
- 1.4 Structure of the SPD
- 1.5 The Vision
- 1.6 Masterplan Principles



1.1 Purpose and Role of the SPD

This document is a Supplementary Planning Document (SPD) offering guidance for anyone involved in preparing or reviewing planning applications for new development and public realm projects within the Spitalfields and Banglatown Masterplan Area, London Borough of Tower Hamlets (LBTH).

This SPD has been prepared in line with the National Planning Policy Framework and Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

This SPD supports the delivery of the policies and aspirations contained within the adopted Tower Hamlets Local Plan (2020) and LBTH Strategic Plan (2022-2027) that provide overarching objectives for development in the area. It also reflects the aspirations and objectives of the emerging new Local Plan

This SPD is a material consideration to help determine decisions on planning applications within the SPD boundary. This means that in addition to satisfying the requirements of national, regional and local planning policies, proposals also need to demonstrate how the guidance in this SPD has been taken into account.

Spitalfields and Banglatown and surrounding areas have seen significant development come forward in recent years, and this SPD Masterplan Area will see further development being progressed in the future. This SPD follows a LBTH cabinet resolution to create a masterplan that would guide development and support regeneration in the Spitalfields and Banglatown area. Following this resolution, the council established a set of principles to guide the production of the SPD based on the council's strategic plan.

Brick Lane's success lies in its distinctive qualities forged from the rich layers of history, diversity, and life. It is unique in character; the street and its surrounding areas are one of London's best loved and most vibrant places. It is home to a dynamic and diverse community of residents, traders and entrepreneurs. It is underpinned by rich cultural histories, an active night-time economy and intertwined with educational, social, and creative endeavours in a wonderfully proud and special neighbourhood.

Given the area's special character, this SPD aims to ensure that the distinctiveness of the neighbourhood is maintained. It aligns with Tower Hamlet's masterplan principles and wider regeneration priorities. It supports the urgent need for more affordable housing, whilst synthesising the views of local people.

This work has been led by Metropolitan Workshop in collaboration with Office S&M Architects and the work has been undertaken in close collaboration with the Mayor of Tower Hamlets and LBTH officers, to deliver a shared vision for the future of Spitalfields and Banglatown that reflects the diverse heritage, needs and aspirations of the area.

1.2 Key Themes and Objectives

This SPD sets out a number of objectives, and investigates opportunities for new development that optimises capacity and addresses issues of housing affordability and overcrowding.

The key themes and objectives of this SPD are:

Housing:

The Masterplan SPD optimises the supply of high quality affordable homes. It identifies opportunities for new development and encourages developers of affordable housing to bring forward new affordable housing and family homes, that are sustainable, resilient, healthy to live in and of exemplary design.

Community:

The Masterplan SPD supports development that prioritises and improves diversity, that reduces socio-economic inequality, that considers local socio-demographics and different age groups and that protects the cultural heart of the Banglatown community.

Public realm:

The Masterplan SPD identifies opportunities for public realm improvement, including urban greening and public amenity provision in the area.

Land use mix and activity:

The Masterplan SPD supports development that respects and enhances the diverse range of existing uses and local business; including residential, cultural, community and nighttime economy.

Character and Heritage:

The Masterplan SPD supports high quality development that reinforces key character areas; that responds appropriately to the character and heritage of their neighbourhood and development which celebrates and makes more of the wealth of local assets.

Engagement:

The Masterplan SPD encourages continuous engagement with local stakeholders and the local community whose experiences and knowledge can help shape the neighbourhood and proposed development.

1.3 Developing the SPD

The content of this SPD has been informed by:

National, regional and local policies, legislation and guidance:

More on how the SPD relates to legislation, policies and guidances is explained in Section 2.1.

Baseline analysis of the Masterplan Area:

Muf Architecture - Art undertook and provided baseline analysis of the Masterplan Area. This work is summarised in Section 2 of this SPD.

Engagement with the local community and other stakeholders including:

- Local residents
- Local Tenants & Residents Associations
- Housing Associations
- Local businesses
- Landowners and developers
- Local community groups

Input to this SPD has been sought via two rounds of public engagement held between May and December 2023. This engagement included three public in-person Q&A sessions/workshops, interviews with local stakeholders, pop-up stalls and two webinars. A webpage and survey is also hosted on LBTH's online 'Let's Talk' engagement platform. The events held were open to anyone who wanted to engage and sought to gain feedback on the Masterplan Area and Vision.

The Council has received over 550 survey responses to date, 6 written representations to the consultation, and the community consultation events were attended by 68 people. These were considered and, where appropriate, amendments to the Masterplan Vision were made and incorporated into the SPD. Key outcomes and feedback are summarised in Sections 2.2 and 3.9 of this SPD and further detail on the events, material shared and outcomes is also available on the 'Let's Talk' website: <https://talk.towerhamlets.gov.uk/spitalfields-and-banglatown-masterplan>.

1.4 Structure of the SPD

This SPD is set out in three main sections:

- Section 2 - Context
- Section 3 - The Masterplan and;
- Section 4 - Development Sites - Design Guidance.

Section 2 - Context, summarises the Baseline Analysis of the Masterplan Area and highlights key existing conditions, including technical, historic and heritage, infrastructure, and social and economic opportunities and constraints.

Section 3 - The Masterplan, sets out the Masterplan Vision with a number of overarching design principles. Whilst Section 2 sets out the existing conditions of the area, Section 3 progresses into the future vision for the area, providing guidance to help manage change in the area and setting out how new development should respond to existing challenges.

The key principles that underpin the development and implementation of the Masterplan are:

- The delivery of affordable housing and community services
- Promotion of local businesses and employment
- Retention and enhancement of history and culture
- Provision of green and open spaces and urban greening
- Ensuring cultural sensitivity and cohesion
- Providing a forum for community consultation

Section 4 - Development Sites - Design Guidance, identifies and describes a number of locations within the Masterplan SPD Area that may offer an opportunity with the capacity to deliver new homes, as well as improvements to the area with enhanced green spaces and connections.

Diagrams have been used in an illustrative capacity throughout the document, to help visualise the guidance.

1.5 The Vision

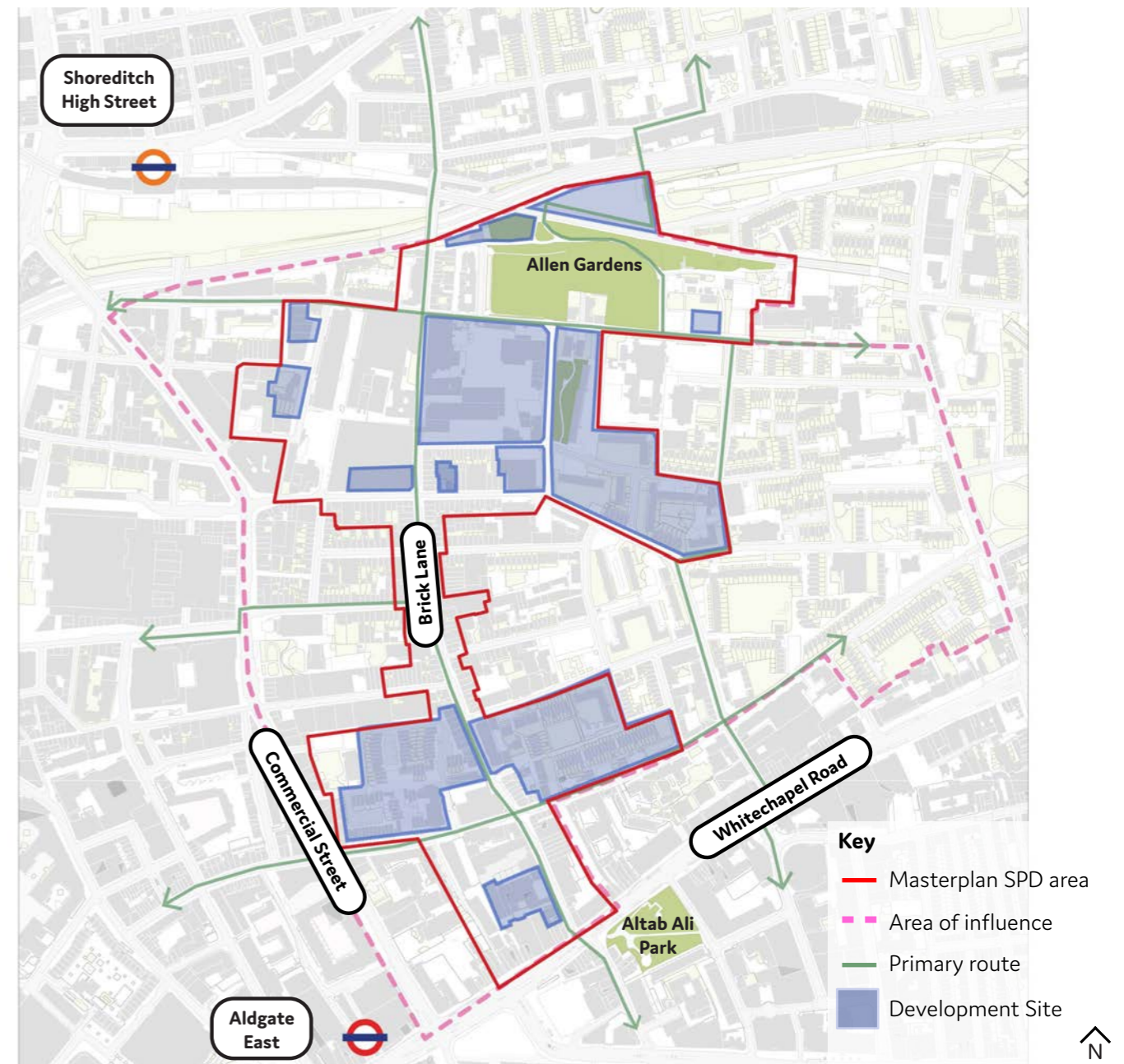
There are seven principles that underpin the Spitalfields and Banglatown Masterplan Vision, which have emerged out of the existing local plan and the council's strategic plan. These serve as the fundamental values that shape all development within the Masterplan. The principles outline an approach that centres the needs of the local community, making sure that all new development celebrates the existing qualities that make the area unique.

<p>1</p> <p><u>Prioritise the Development of Social and Affordable Housing</u> To ensure residents can afford to stay in the area. This should be achieved creatively, exploring height and density, and a diverse mix of sizes, including family-sized homes to support the structures of Bangladeshi families i.e. larger kitchens, and layouts for extended families and also single people.</p>	 <p>Prioritise Social & Affordable Housing</p>
<p>2</p> <p><u>Embed Community Services</u> Ensure that affordable and council-run community services, including cultural, sporting, artistic and educational provisions are embedded in the plan.</p>	 <p>Embed Community Services</p>
<p>3</p> <p><u>Support Local Businesses</u> Promote local businesses and explore ways in which these businesses can support the residents and development of the area, and vice-versa. A diversity of trade and retail is encouraged, and new development should actively seek ways to support and promote smaller local businesses & start-ups.</p>	 <p>Support Local Businesses</p>
<p>4</p> <p><u>Retain Historic and Cultural Identity</u> New development within the masterplan area should retain, promote and enhance the historical and cultural identity of the area. This could include preserving key local stores, promoting existing cultural activities and events, and the incorporation of a cultural and heritage centre to collate local histories.</p>	 <p>Retain Historic & Cultural Identity</p>
<p>5</p> <p><u>Develop and Enhance Green Space</u> Develop green spaces to prevent over-concretisation and provide the environmental and health benefits of open spaces, tree-growth and horticultural diversity. Opportunities for physical activity, relaxation and play should be sought throughout the Masterplan Area, as well as significant improvements to Allen Gardens.</p>	 <p>Develop and Enhance Green Space</p>
<p>6</p> <p><u>Be Culturally Sensitive to Residents' Needs</u> Be culturally sensitive to the diverse needs of residents in the area, regardless of race, belief, or background. Aspire for change that prioritises the local community. This should include a community wealth-building approach, measures to retain young people in the area and strategies to attract different visitor-types.</p>	 <p>Be Culturally Sensitive to Residents' Needs</p>
<p>7</p> <p><u>Provide a Space for All Stakeholders to Have Their Say</u> Provide a forum for all stakeholders in the area, including residents, businesses, faith groups, cultural organisations and charities, to have their say on new development and implementation of the plan.</p>	 <p>Allow the Community to Have Their Say</p>

1.6 Masterplan Principles

In addition to the seven Masterplan Principles, a number of additional aspirations have been identified through feedback on the principles **in the process of developing the Masterplan with the Council and the local community;**

- New development within the Masterplan Area should provide new green space, and seek to improve access to existing green space. Efforts should be made to improve connectivity and access to Allen Gardens in particular.
- New development should prioritise mitigating against anti-social behaviour. The community has reported a number of areas that are prone to anti-social behaviour, such as near Allen Gardens. Efforts should be made to ensure active frontages and passive surveillance is maximised on all new development.
- New development should seek to maximise social and economic sustainability, by setting out and implementing a community wealth building strategy and through undertaking genuine and transparent community engagement on the development and implementation.
- New development should seek opportunities to improve connectivity and accessibility throughout the Masterplan Area. Some historic routes have been closed off in more recent years, causing confusion and lack of clarity in wayfinding. Pavements are also often compromised, narrow and inaccessible. New development should seek to 'correct' and improve on accessibility throughout, ensuring best practice with regards to accessibility, inclusivity and safety.



02

Context

- 2.1 Planning Policies
- 2.2 Consultation and Engagement
- 2.3 Masterplan Area
- 2.4 Historic Context
- 2.5 Heritage
- 2.6 Current Context
- 2.7 Building Heights
- 2.8 Green Spaces
- 2.9 Play & Recreation Spaces for Children & Young People
- 2.10 Infrastructure
- 2.11 Social & Economic
- 2.12 Proposed Developments
- 2.13 Strategic Development Areas



2.1 Planning Policies

This SPD supplements National, Regional and Local policy frameworks and legislation.

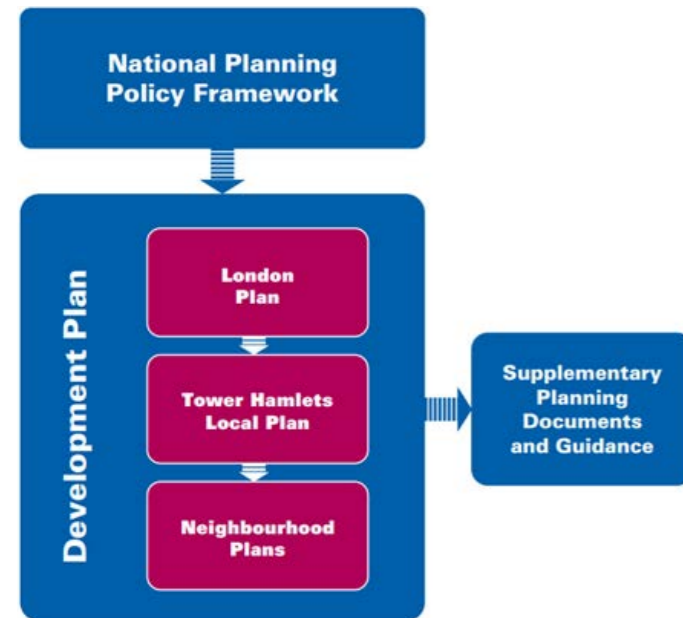
National:

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It ensures that the planning system contributes to the achievement of socially, economically and environmentally sustainable development. This includes, but is not limited to;

- The Town and Country Planning Act (1990)
- Planning and Compulsory Purchase Act (2004)
- Town and Country Planning (2012)
- National Planning Policy Framework (2012)
- Planning Practice Guidance

Regional:

The Spitalfields and Banglatown Masterplan SPD area forms part of the City Fringe Opportunity Area as designated by the London Plan (2021), with "significant development opportunities to accommodate new homes, jobs and infrastructure of all types". Opportunity Areas are linked to existing or potential improvements to public transport.



Local:

The council is currently in the process of reviewing the local plan, which will include additional policies and guidance to support the aims of this masterplan. The current Tower Hamlets Local Plan (2031) was adopted in 2020 and this and the London Plan, contain several spatial policies, development management policies and site allocations to guide and manage development in the borough – including housing, open space, and town centres including but not limited to;

- LBTH Local Plan 2031 (2020)
- LBTH Conservation Strategy (2017)
- LBTH Conservation Area Appraisal & Management Guidelines
- LBTH Open Space Strategy (2017)
- LBTH Green Grid Strategy Update (2017)
- LBTH Health and Wellbeing Strategy 2017-2020
- LBTH High Density Living SPD (2020)
- LBTH Strategic Plan 2022-26
- LBTH Employment Land Review (2023)
- LBTH Town Centre Study (2023)

More specifically, there are policies in the local plan that this SPD supports, including but not limited to;

- S.SG1, S.SG2, S.DH1, D.DH2, D.DH3, D.DH7, S.H1, D.H2, S.TC1, S.CF1, S.OWS1, D.OWS3

This SPD also supports the aspirations and objectives of the emerging new Local Plan

Key Local Policy Designations:

Much of the Masterplan Area is designated 'City Fringe Activity Area' and Brick Lane and the Truman Brewery Sites to both east and west are designated Town Centres referred to as the 'Brick Lane District Centre'.

The Masterplan Area is also covered by two conservation areas: Brick Lane and Fournier Street Conservation Area and Whitechapel High Street Conservation Area, with a number of statutory listed buildings. Much of the Masterplan Area is also within the 'Spitalfields and Brick Lane Archaeological Priority Area'.

Allen Gardens is designated 'Publicly Accessible Open Space' and is a 'Site of Importance for Nature Conservation'; Allen Gardens also has the potential to play an increased role in meeting the recreation needs of local residents. There are two other Publicly Accessible Open Spaces in the SPD area: a playground and football pitch attached to the Attlee Centre between Flower and Dean and Commercial Street; and a playground and MUGA on Spelman Street. There are other green spaces within the Chicksand and Flower and Dean Estates, in particular the Chicksand Estate east of Brick Lane.

Two protected vistas cross the Masterplan SPD Area; 25A.1 and 9A.1 towards Tower of London and St Paul's respectively.

2.2 Consultation and Engagement

The SPD masterplan has been developed with local residents, businesses, and groups through three stages of engagement.

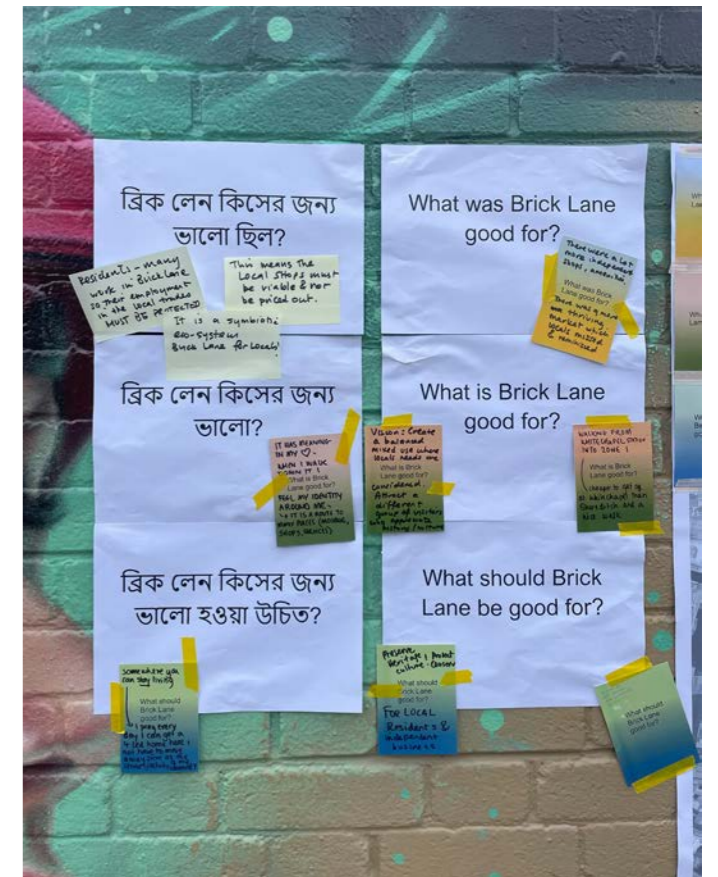
- 1) Early Engagement - May to June 2023
- 2) Informal Engagement - November to December 2023
- 3) Formal Consultation - February to March 2024

In the Early Engagement the aim was to hear from as many local voices as possible, particularly voices that have been less heard in previous engagement or are at risk of being marginalised. To achieve this, following a stakeholder mapping, a variety of engagement methods were used, including public in-person workshops, phone interviews, a pop up stall, webinar, and a survey which received over 550 responses. This engagement was summarised in the public "Headline Summary of Early Engagement Findings" document which foregrounded residents hopes and fears for the masterplan.

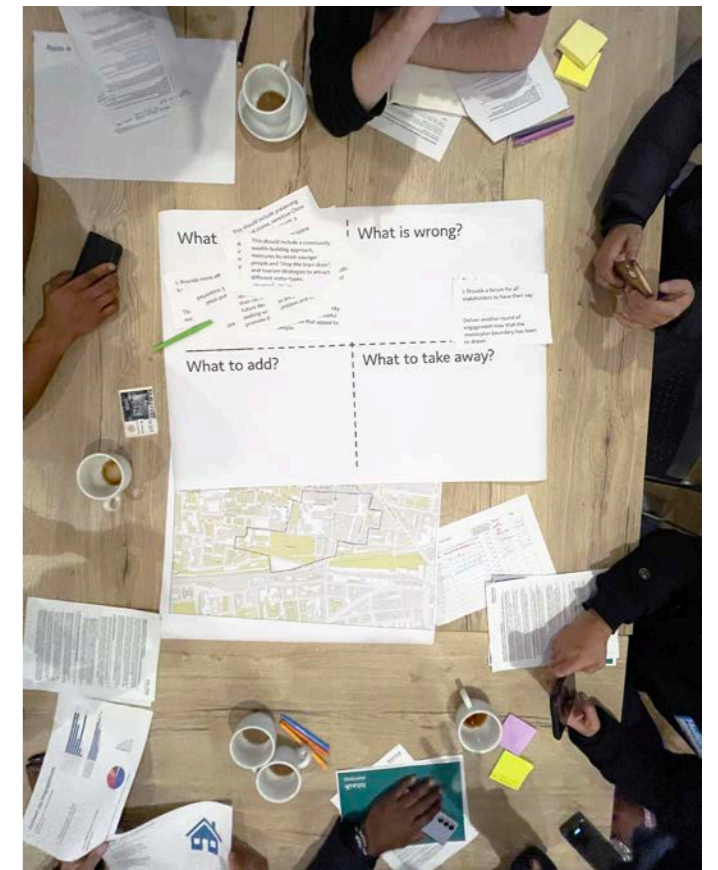
Following the Early Engagement, the comments received from the community were played back to residents through the Informal Engagement stage in order to build consensus around the masterplan in an open way. In this stage, two workshops and a webinar built on the Early Engagement to make sure the comments received were developing the masterplan in the right way. In particular, this built a consensus in support of the masterplan boundary and the seven principles of the masterplan in a participatory and democratic way. This feedback led directly into the development of this SPD masterplan document.

In the third phase, the draft SPD masterplan will be Formally Consulted on in a statutory consultation process run by LBTH. Our focus on early and sustained engagement means we have confidence in the quality of the draft SPD Masterplan, a positive reception, and good diversity of participation in this formal stage.

Throughout the engagement process a webpage has been hosted on LBTH's online 'Let's Talk' engagement platform and further detail on the events, material shared and outcomes is also available on the 'Let's Talk' website: <https://talk.towerhamlets.gov.uk/spitalfields-and-banglatown-masterplan>.



Photograph from Early Engagement Pop-Up



Photograph from Informal Engagement Workshop 1

2.3 Masterplan Area



The figure ground map demonstrates the rapid change in the grain of the built form as you move from West to East across Brick Lane. The historic tight grain dissolves into the Chicksand Estate and Allen Gardens.

The red line outlines the site boundary considered for this study, which encompasses this changing urban grain from West to East, with Brick Lane forming the central commercial and social focus of the area. The Zone of Influence is the area surrounding Brick Lane, but outside of the boundary for this Masterplan SPD, that Brick Lane influences culturally, socially and economically, and that stands to benefit from the changes proposed in this document within the Masterplan area.

Key

- External Ground Area
- Building Context
- Zone of Influence
- Site Boundary



Scale 1 : 5000 @ A3

2.4 Historic Context

Brick Lane is a dense and complex layering of histories, experiences and interests, where London's long stories of migration and change are fused with recent experiences of class, race and exclusion.

The Truman Brewery straddles these histories and geographies, once a major industrial anchor and now the harbinger of a transformation that some fear symbolises the beginnings of future change that will challenge the area's social and economic fabric.

Recent large-scale commercial and residential developments at the Whitechapel/ Aldgate border and Spitalfields Market have shifted the scale of buildings in the locality and raised the spectre of gentrification and a dramatic change in local character. This development trajectory is opposed by some community and heritage groups. This results in the displacement of long-standing working class and lower income communities who cannot afford the rising cost of housing that such development brings, and they also fear losing their services and shops which might be replaced with more expensive outlets with products catering to higher economic value customers.

Housing:

Tower Hamlets has one of the fastest growing populations in the UK and the highest levels of residential overcrowding (refer to the Tower Hamlets Local Plan 2031). Housing which enables families to stay, grow and evolve is a recognised priority, as without this families are forced into unsuitable accommodation or forced to leave, and the area loses its demographic, racial and economic diversity.

While the long industrial history of the Truman Brewery is significant, given the tradition of mixed-uses in the East End and the benefits of converting defunct industrial sites to housing, development on the Truman Brewery site could deliver significant new housing alongside other uses

Heritage:

Throughout the issues and concerns around the future of Brick Lane, with new and significant development having approached Brick Lane in recent years, particularly from the west and south, there is a sense of loss; that the heritage and particular character of the area is under threat.

The area around Brick Lane first developed as a centre for Huguenot refugees fleeing religious persecution in France and Belgium. This community established a thriving weaving industry and built many of the handsome townhouses on the side streets between Brick Lane and Commercial Street. This community also established an important church and community centre at the corner of Brick Lane and Fournier Street. Later in the 19th century, Jewish refugees fleeing pogroms in Central Europe and the Russian Empire settled in the area, expanding the existing garment trade. In the late 19th century the church was converted into a Synagogue to serve this community. In 1976, the synagogue reopened as a mosque – the London Jamme Masjid.

Brick Lane has been the centre of the Bangladeshi community since the 1970s when it was the only place where people could find shops and services catering to their needs. It was a commercial and social centre that grounded the community as it settled and grew. Over the decades Bangladeshi cultural and economic life has continued to thrive beyond Brick Lane such as along Whitechapel and Bethnal Green Road. Taken together, these streets and the zones between them form an important geography of Bangladeshi life and culture, with Brick Lane as the historic centre. It is hugely important that this heritage of Bangladeshi life and lived experience in Brick Lane does not become erased, and that local businesses and people are encouraged to remain and thrive in the area and that the built fabric is respectful of this cultural and heritage context.

Alongside this is the 18th and 19th century historic fabric of the Brick Lane area which has recognition through statutory protection such as listing and conservation area designation. The Truman Brewery as well as streets and buildings on the west of Brick Lane make up an important and unique urban ensemble whose character should be respected and enhanced.

2.5 Heritage

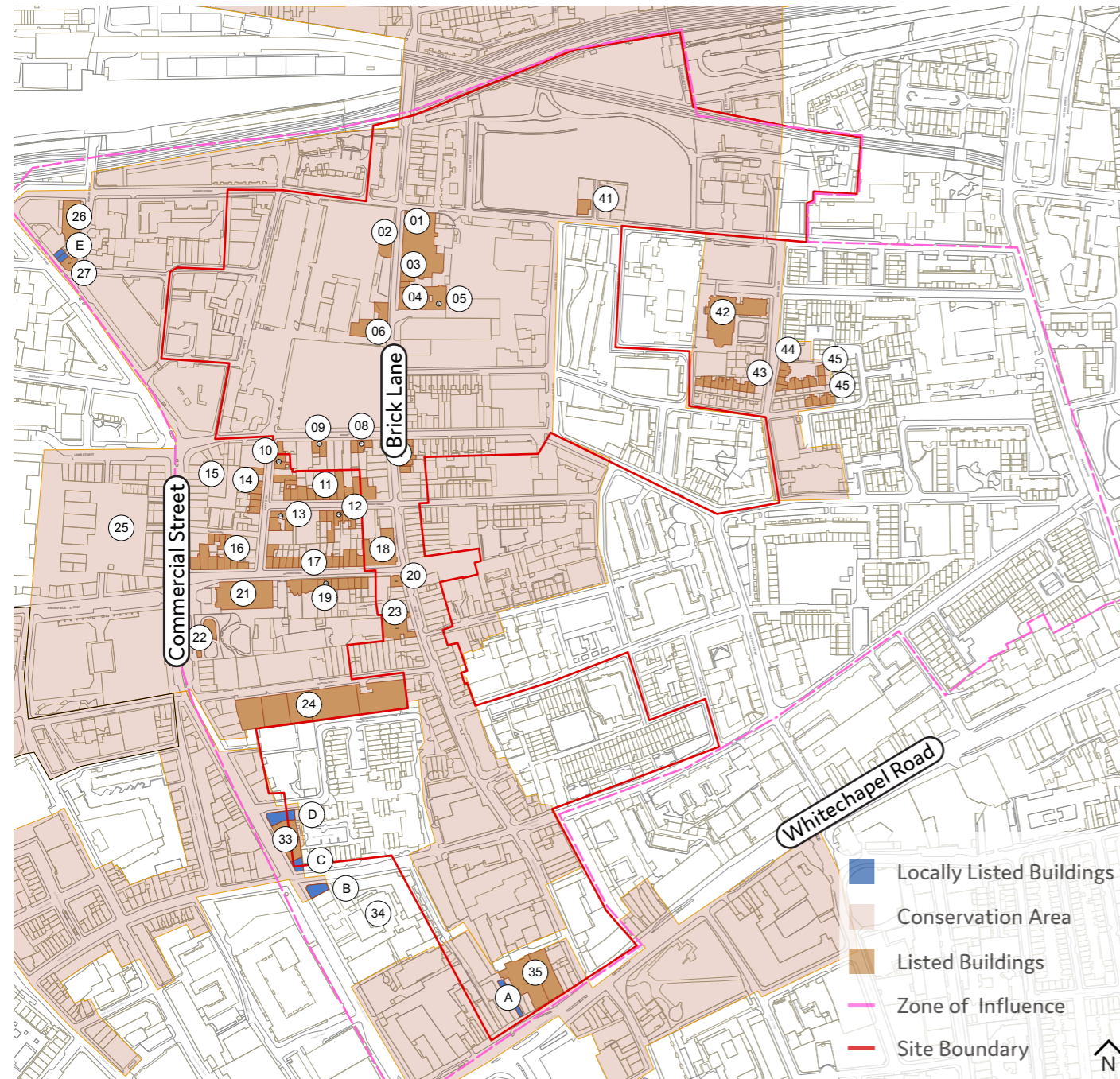
The Spitalfields and Banglatown Masterplan SPD area is covered by two Conservation Areas: Brick Lane and Fournier Street Conservation Area and Whitechapel High Street Conservation Area.

The Brick Lane and Fournier Street Conservation Area is one of the most important historic areas in London. It contains some of the most architecturally and historically significant buildings in the Borough, including the exceptional group of 18th century houses around Fournier Street. They comprise the most important early Georgian quarter in England and include Christ Church Spitalfields, designed by Nicholas Hawksmoor.

Brick Lane itself is home to a diverse mix of food, fashion, art, entertainment, retail and start-up businesses. The

richness and complexity of the area's character today is due to many factors, not least the overlapping cultural legacy of many different immigrant groups – most significant among them being French Huguenots in the 17th and 18th centuries, Jewish refugees from Central and Eastern Europe in the late 19th and early 20th centuries and Bangladeshi immigrants from the late 20th century onwards. Each of these communities, and the many other smaller communities that have made the area home, has made a unique contribution to its character

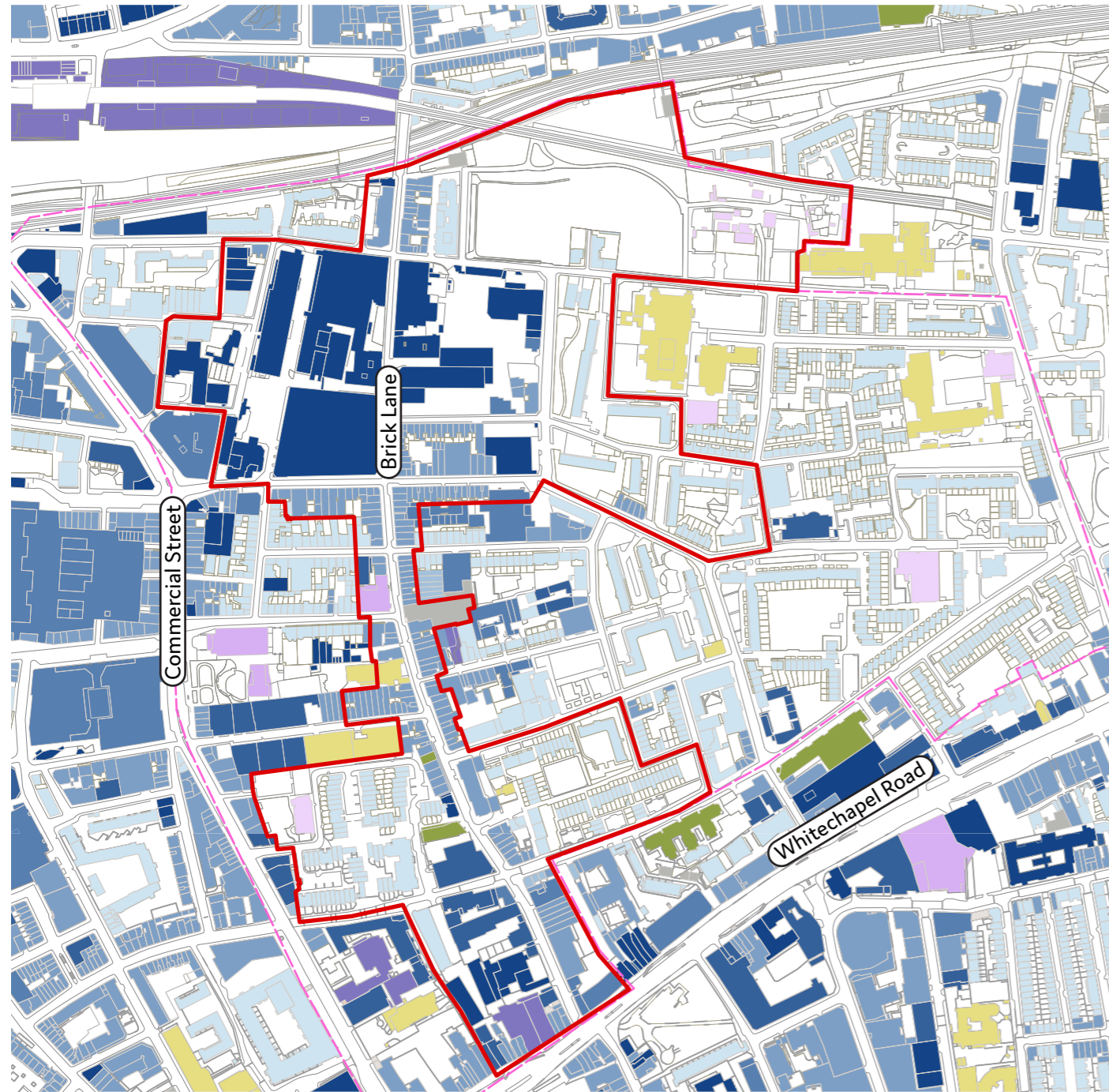
The Whitechapel High Street Conservation Area is at the southern end of the SPD area, and marks the western end of the A11, an ancient route linking the City with Essex and Continental Europe via Harwich.



Name of Listed Buildings

- | | | | |
|---|--|------------------|--|
| ① | Rorner Stables Truman's Brewery | 2, Wilkes Street | |
| ② | Brewmaster's House, Trumans Brewery | ⑮ | Brick Lane Jamme Masjid |
| ③ | Engineer's House, Truman's Brewery | ⑲ | Christchurch Rectory, Fournier Street |
| ⑤ | Vat House, Truman's Brewery | | Area Railings at No 4 |
| ⑥ | The Director's House, Truman Brewery | | Area Railings at No 6 |
| ⑦ | 114-122, Brick Lane | | Area Railings at No 8 & 10 |
| ⑧ | 34-38, Hanbury Street E1 | | Area Railings at No 12 |
| ⑨ | 24 and 26, Hanbury Street E1 | | Area Railings at No 14 |
| ⑩ | 18, Wilkes Street E1 | | Area Railings at No 16 |
| | 16, Wilkes Street E1 | | Area Railings at No 18 |
| | 14, Wilkes Street E1 | | Area Railings at No 20 |
| ⑪ | 10, Wilkes Street E1 | ⑳ | 57, Brick Lane |
| | 3 and 5, Princket Street | ㉑ | Christchurch |
| | 9 Princket Street | ㉒ | Nash Monument Christchurch |
| | 11 Princket Street | | Spitalfields War Memorial Christchurch |
| | 13 Princket Street | ㉓ | Christchurch Primary School |
| | 15 Princket Street | ㉔ | 10, Fashion Street |
| | 17 Princket Street | | 20, Fashion Street |
| | 19 Princket Street | | 24, Fashion Street |
| | 21, 23, 25 Princket Street | | 30, Fashion Street |
| ⑫ | 12 and 14 Princket Street | | 48, Fashion Street |
| | 16 Princket Street | ㉖ | Former Bedford Institution Association |
| | 18-22 Princket Street | ㉗ | The Commercial Public House |
| ⑬ | 6, Wilkes Street | ㉘ | 50-52 Commercial Street |
| | 2 and 4 Princket Street | | 46-48 Commercial Street |
| ⑭ | 17-25, Wilkes Street | | 44 Commercial Street |
| | 13 and 15, Wilkes Street | ㉙ | Toynbee Hall |
| ⑮ | Former Stapleton's Horse and Carriage Repository | ㉚ | Whitechapel Art Gallery |
| | Golden Heart Public House | ④① | 35, Buxton Street |
| ⑯ | 13, Fournier Street | ④② | Church of St Anne |
| | 11, Fournier Street | | St Anne's Presbytery |
| | 5, 7 and 9, Fournier Street | ④③ | Albert Cottages |
| | 1 and 3, Fournier Street | ④④ | 14-22 Deal Street |
| | Ten Bells Public House | ④⑤ | Victoria Cottages |
| | 4-7, Puma Court | | Locally Listed Buildings |
| ⑰ | 39, Fournier Street | Ⓐ | 85 Whitechapel High St |
| | 37, Fournier Street | Ⓑ | 40 Commercial St |
| | 35, Fournier Street | Ⓒ | 44-48 Commercial St |
| | 33, Fournier Street | Ⓓ | 54 Commercial St |
| | 31, Fournier Street | Ⓔ | Christchurch Gardens |
| | 29, Fournier Street | | |
| | 27, Fournier Street | | |
| | 25, Fournier Street | | |
| | 23, Fournier Street | | |
| | 21, Fournier Street | | |
| | 19, Fournier Street | | |
| | 19, Fournier Street | | |
| | 19, Fournier Street | | |

2.6 Current Context



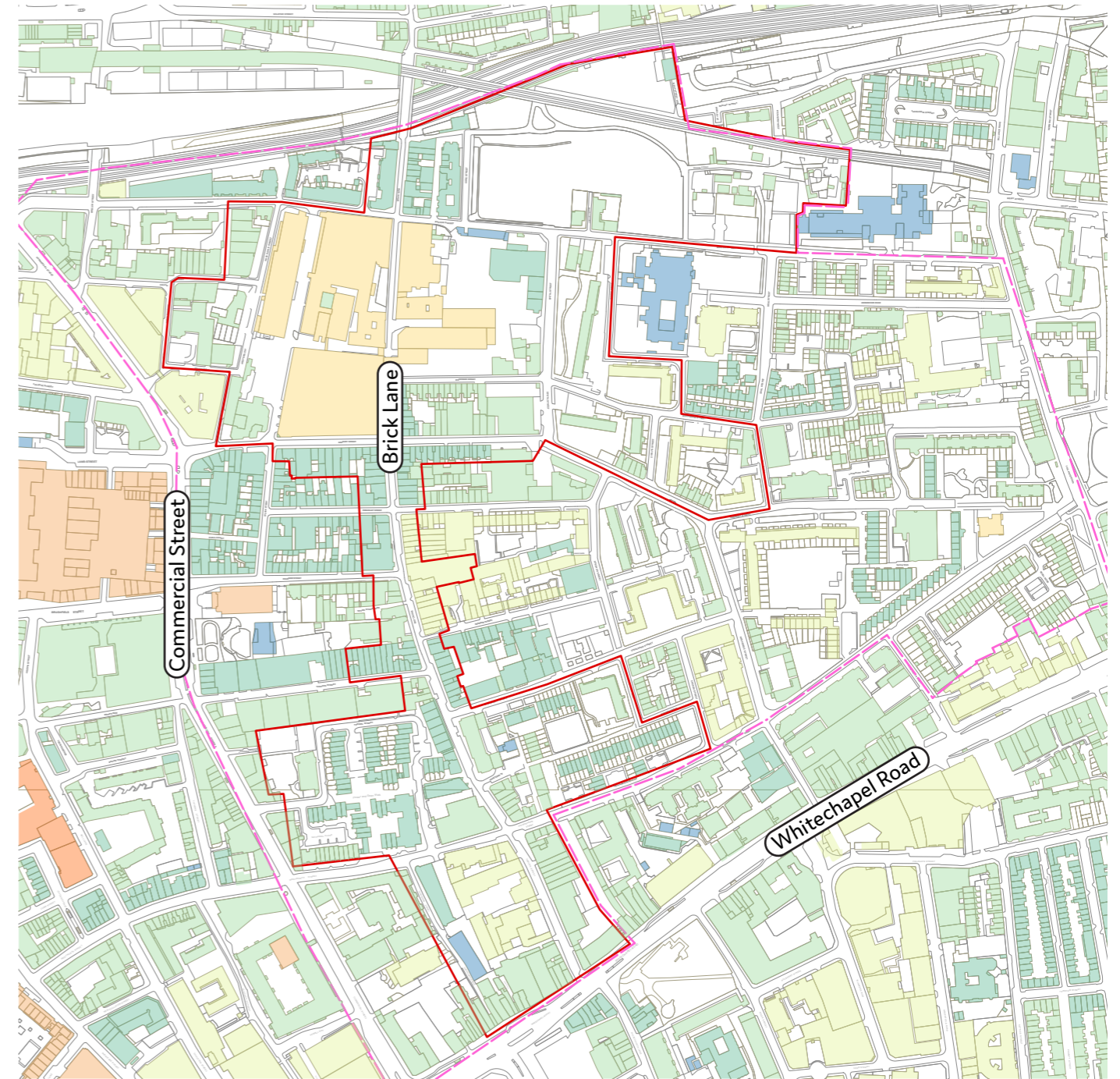
Key

- Commercial
- Office
- Office (with Retail on Ground Floor)
- Retail (with Office/Residential Above)
- Retail (with More Recent Extension)
- Zone of Influence
- Site Boundary
- Residential
- Student Housing
- Educational
- Public and Emergency Services
- Recreation and Leisure
- Community Services
- Religious
- Unclassified



Scale 1 : 5000 @ A3

2.7 Building Heights



The SPD area is relatively low rise with mid-rise developments within the former Truman brewery, and high points marked by the spire of Christchurch Spitalfields, The Truman Chimney, and the minaret of Brick Lane Mosque.

Key

- 5m
- 10m
- 20m
- 40m
- 50m
- 75m
- Zone of Influence
- Site Boundary



Scale 1 : 5000 @ A3

2.8 Green Space

Well-designed public realm is the host space for the social and commercial life of the street, it is the place where differences meet, co-exist, and make space for more than one thing at a time and where a sense of communality is generated through ease of occupation.

The public realm is currently limited to the streets, pavements, and alleys. Allen Gardens is the largest area of green public open space although smaller green spaces include Christchurch Spitalfields and Elder Street. There is also a small green open space dedicated to dog use on Montague Street.

Public open space constitutes a significant contribution to the public realm, and this is found around the larger scale C19th and C20th plots of warehouses and factories which are organised around yards.

To the north, running along the railway lines, is the green public open space of Allen Gardens with play provision for younger and older children and work out facilities for adults. An area of allotments and the Spitalfields City Farm is located to the East. There is a small multi use games area on Spital Street, however there is no other publicly accessible provision for children's play within the study area. There is also significant unmet demand for larger sports facilities to support physical activities and healthy lifestyles in the area.

There is no public seating within the study area. The available seating is related to commercial outlets that either spill onto the paving or are in the private public realm.

There are two pockets of self-seeded greening on derelict and unmanaged land. One is off Hanbury Street to the east of Brick Lane and there is an extensive self-seeded landscape in and adjacent to the derelict car park on Grey Eagle Street. There are other green spaces within the Chicksand and Flower and Dean Estates, in particular the Flower and Dean Estate east of Brick Lane. Outside of these spaces and Allen Gardens, the public realm is made up of paved, impermeable surfaces with relatively few street trees.

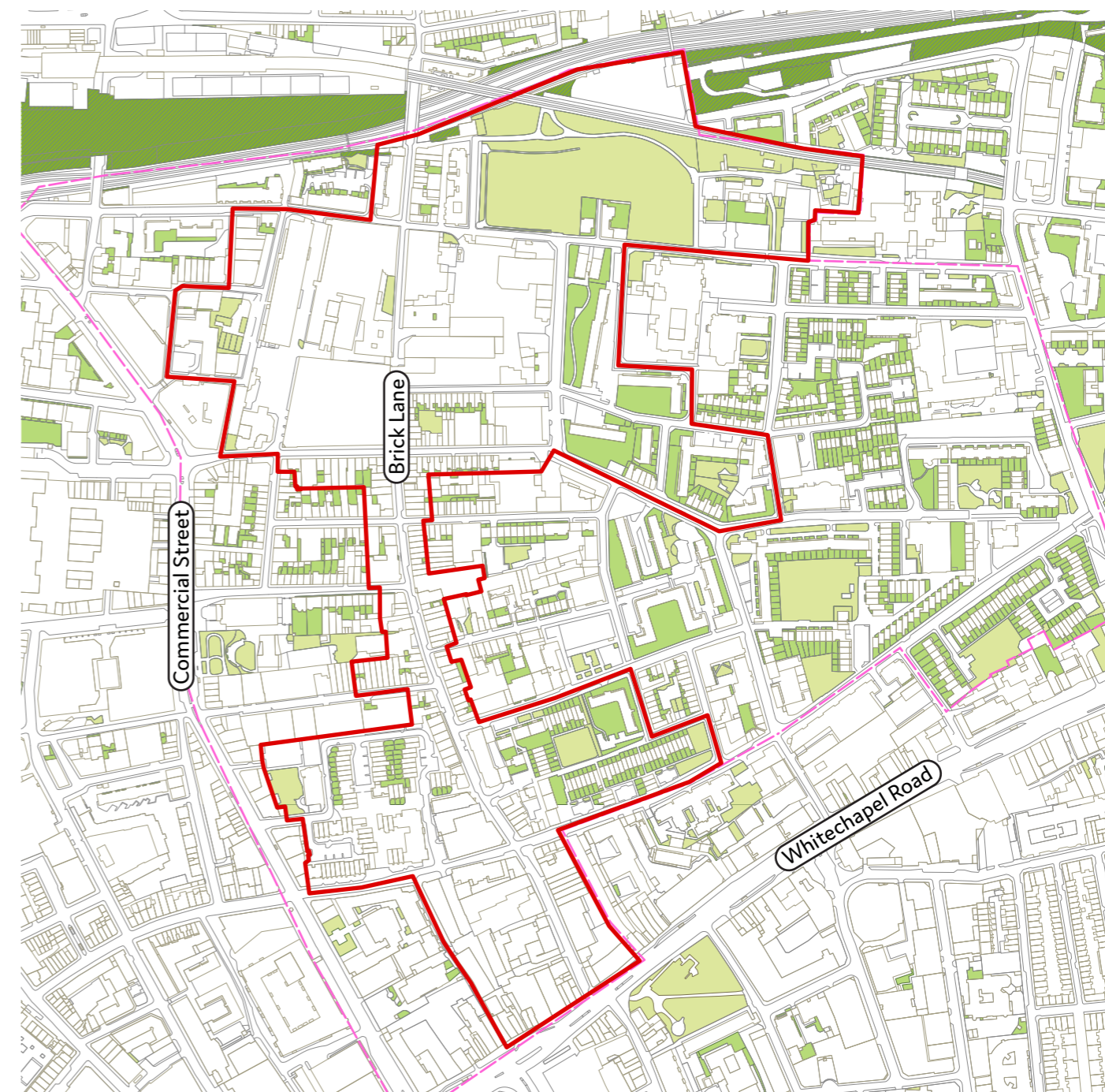
There are no street trees on Brick Lane itself. There are mature street trees on side streets within the study area, but none of significant canopy size, only six trees have canopies of a significant size, and these are planted in the privately owned public space on the west side of Brick Lane.

There is no management of rain water run off by rain gardens.

The lack of street greening and mature street tree canopies, the constrained spaces between buildings and the lack of porosity and concentration of hard surfaces all contribute to an unhealthy environment and to the climate emergency.

Hard surfaces absorb and retain heat, and generate heat pollution, which in turn increases energy costs and air pollution levels, heat-related illness and mortality. The lack of porosity increases the risk of flooding and the capacity for water to be naturally stored in the ground and so increases the impact of drought on green infrastructure.

Most street trees in the study area are planted in constrained conditions. They have inadequate gas exchange to their roots with impermeable surfacing up to the trunk or undersized open areas. Many are planted too close to the building line with lopsided growth or too close to one another and compete for light above ground and below ground for root space and access to water. Trees growing in constrained conditions will never reach their optimum canopy size nor have long lives. Trees in the study area are consequently showing signs of stress.

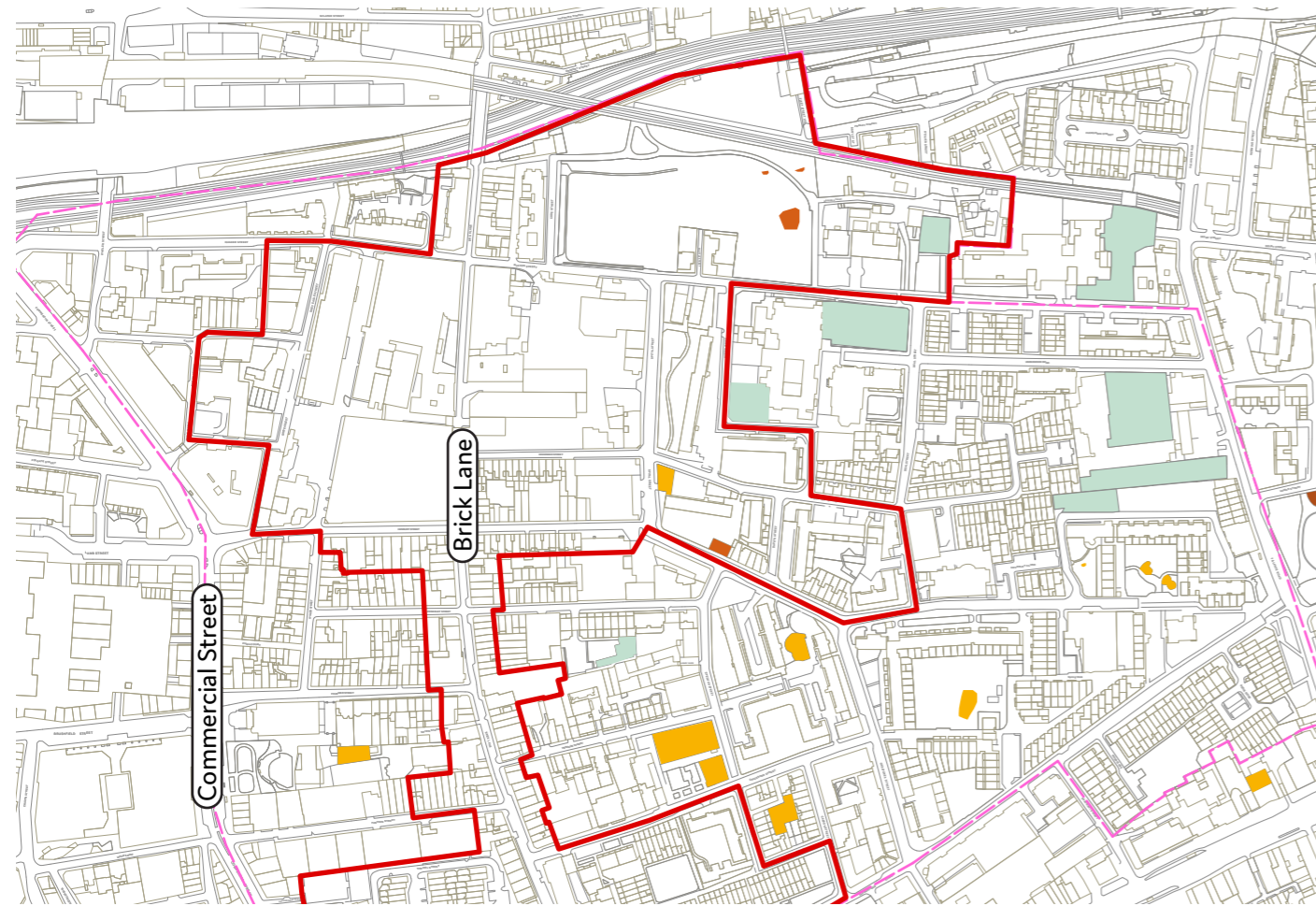


Key

- Accessible Green Spaces
- Gated Green Spaces
- Inaccessible Green Spaces
- Zone of Influence
- Site Boundary



2.9 Play & Recreation Space for Children & Young People



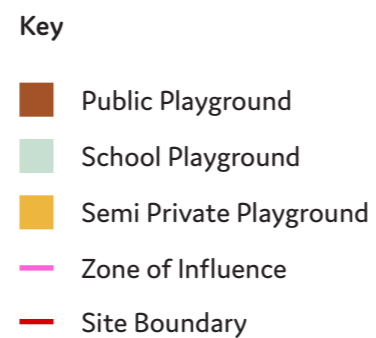
“There used to be a youth centre where they did pottery and day trips etc. We want more spaces for kids and teenagers in the area”.

Local Resident

The mapping of the area shows that there is a lack of playgrounds and spaces for informal play. Additionally, there are a lack of formal spaces such as youth clubs for young people.

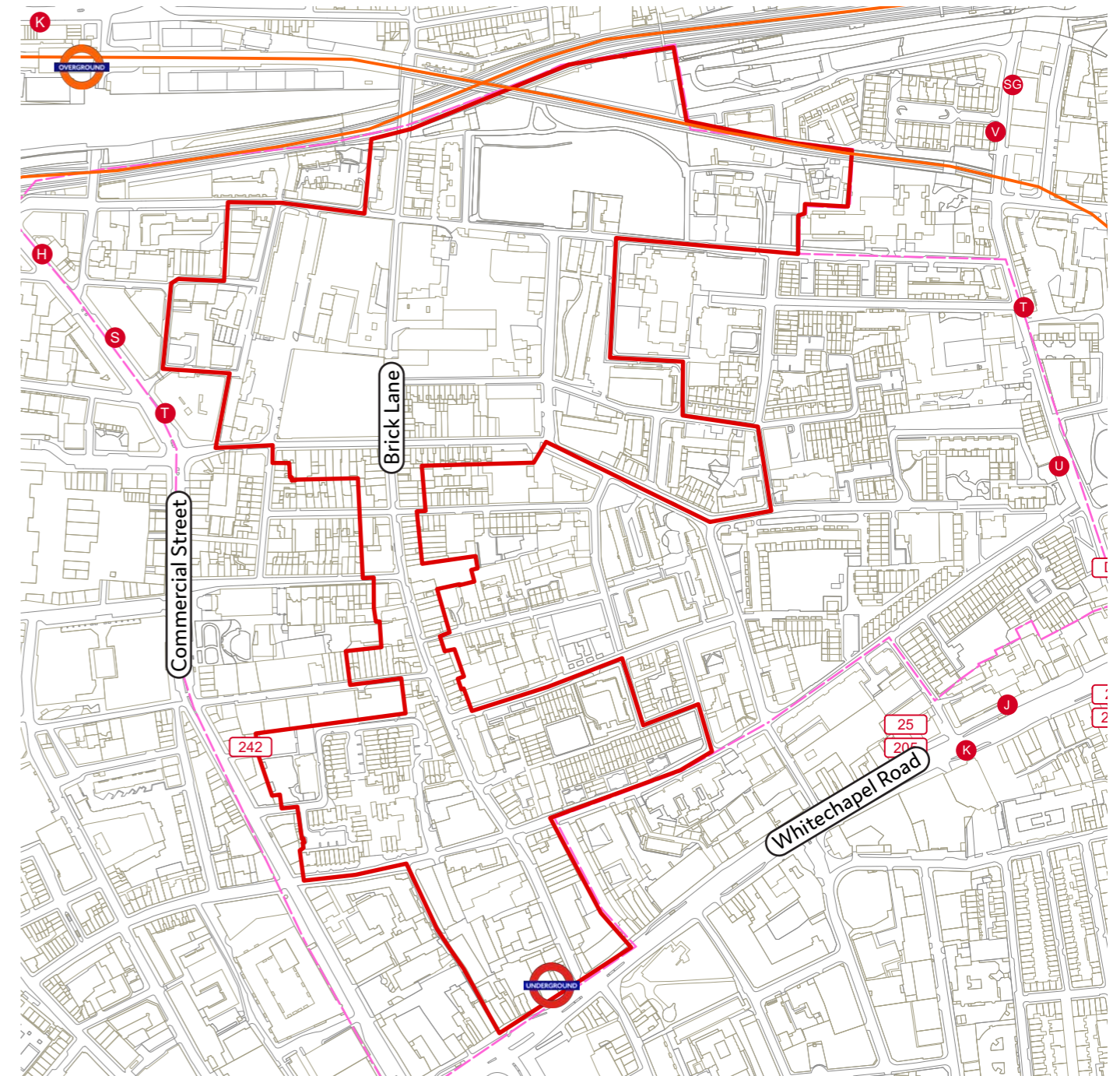
It is notable how little formal provision for children and young people there is, both within privately owned open spaces such as the yard spaces of Truman's but also within the street scape themselves. There is also a notable lack of sports facilities for older young people and adults to support physical activity and healthy lifestyles.

The school playgrounds are an important resource for school aged children and therefore must not be seen as opportunities for development.



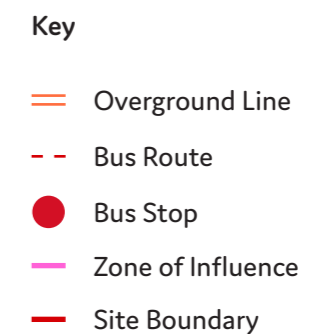
Scale 1 : 5000 @ A3

2.10 Infrastructure



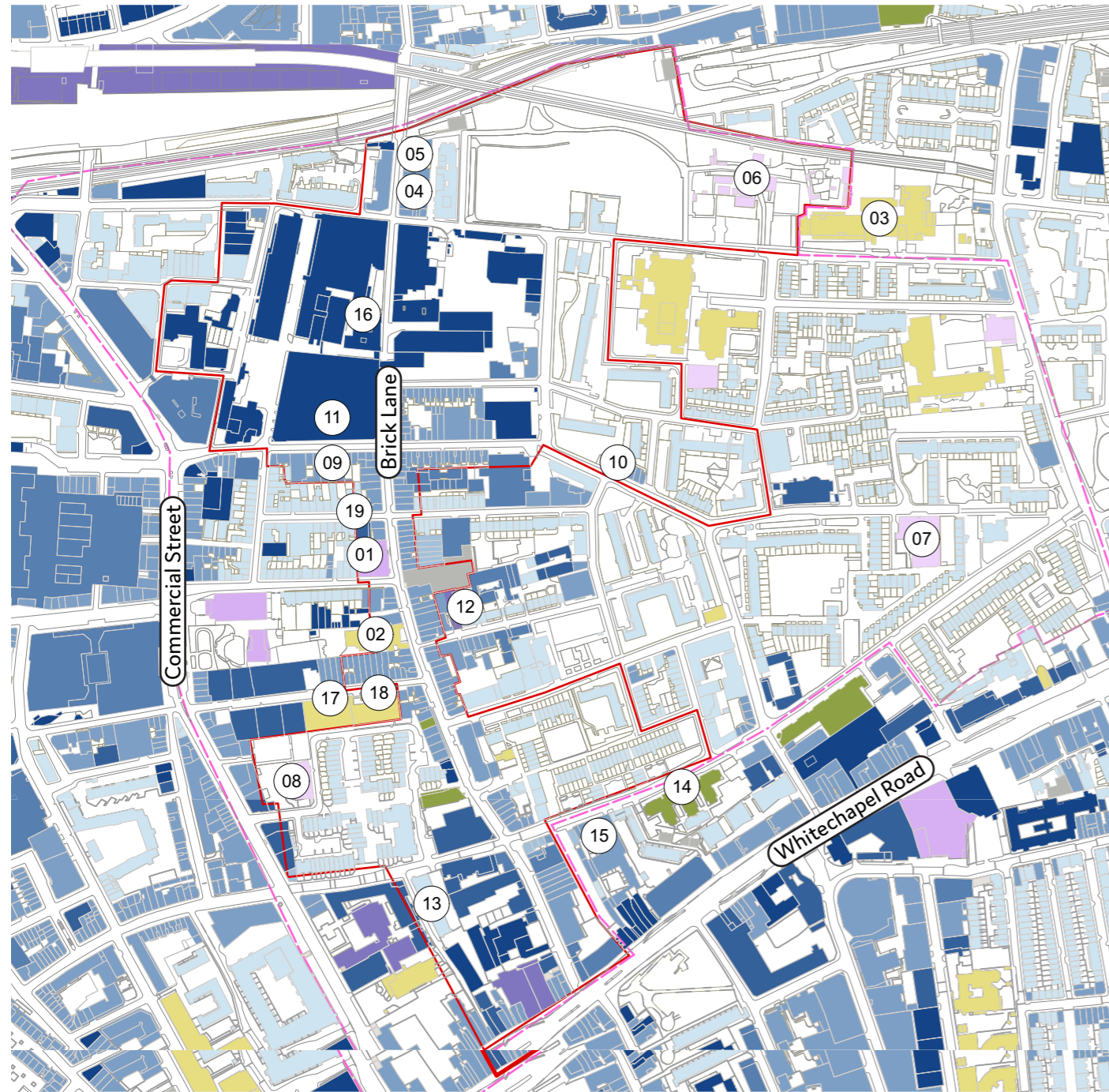
There is good public transport around the fringes of the area, including many bus routes, however no bus routes pass through the centre of it.

Shoreditch High Street Overground Station lies to the north and Whitechapel and Aldgate to the south allowing access for tourists and visitors to the area.



Scale 1 : 5000 @ A3

2.11 Social & Economic

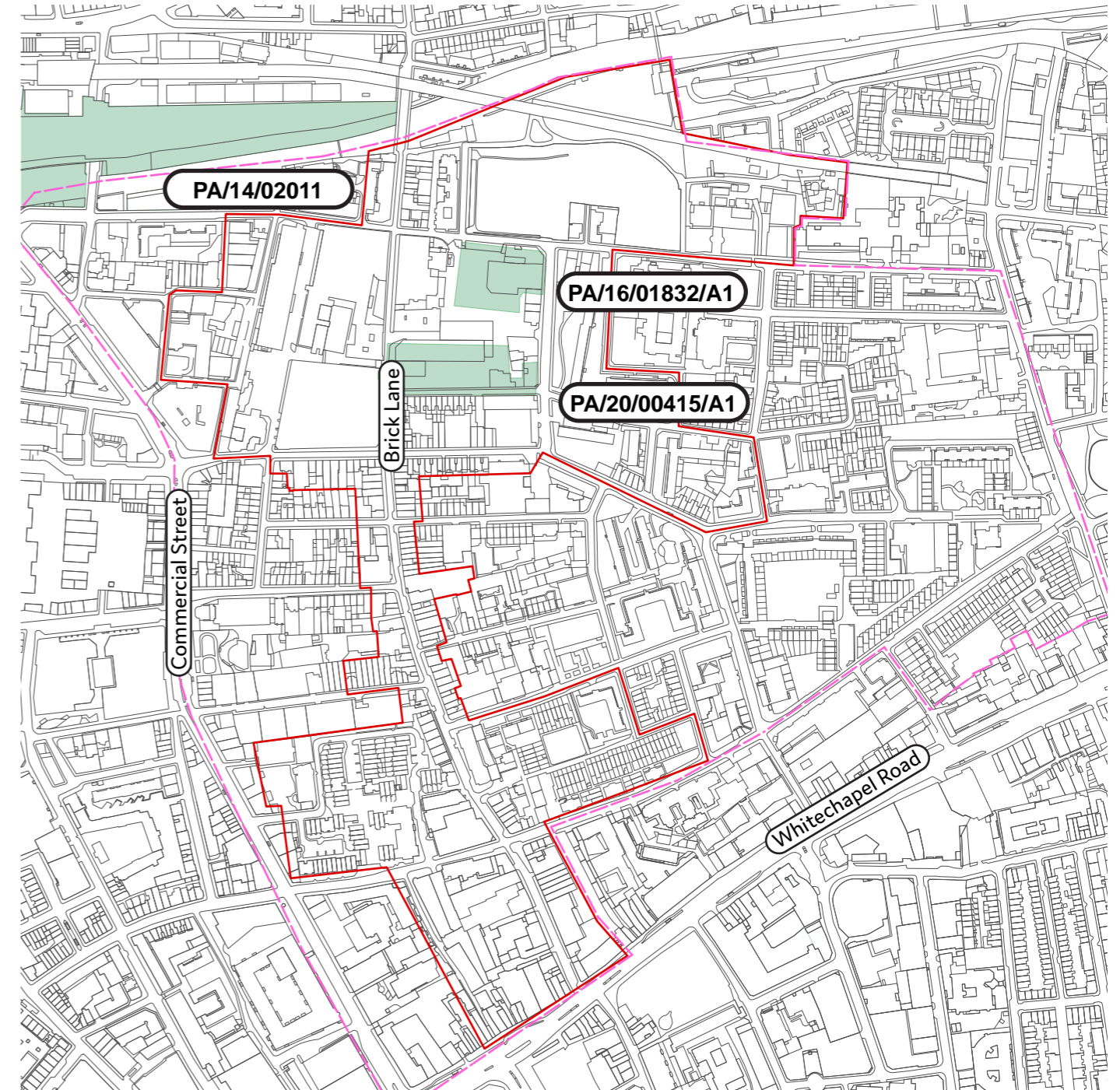


- | | | |
|----------------------------------|-------------------------------|--------------------------------------|
| Key | 8. Attlee Centre | 16. Institute of Photography |
| 1. Brick Lane Jamme Masjid | 9. Kobi Nazrul Centre | 17. Instituto Marangoni |
| 2. Christ Church Primary School | 10. Hanbury Hall | 18. GCU London Shoreditch University |
| 3. Thomas Buxton School | 11. Truman Brewery | 19. House of Annetta |
| 4. Post Office | 12. Gilbert and George Museum | 20. E1 Medical Services |
| 5. Brick Lane Book Shop | 13. Providence Row | 21. Harway Street Community Room |
| 6. Spitalfields City Farm | 14. Salvation Army | |
| 7. Brady Arts & Community Centre | 15. The Spitalfields Practice | |



Scale 1 : 5000 @ A3

2.12 Proposed Developments



The Bishopsgate Goodsyard site to the north of the study area has permission for a substantial mixed-use development. Within the Truman Brewery, there is permission for a small data centre at the corner of Spital Street and Buxton Street, and a larger commercial development along Woodseer Street. Truman Estates has also been consulting the public on development options in other parts of the Brewery complex

Refer to the planning applications noted above for further information.

- | | | |
|------------|------------------|--------------------------|
| Key | Green square | Forthcoming Developments |
| | Pink dashed line | Zone of Influence |
| | Red solid line | Site Boundary |



Scale 1 : 5000 @ A3

2.13 Strategic Development Areas

The Masterplan SPD Area comprises of four areas, each with a distinct character. The needs and sensitivities of each area differ and require a tailored approach to future development.

The coloured areas mapped overleaf indicate the extent of the strategic development areas.

1 Strategic Development Area 1

The area surrounding Allen Gardens benefits from good quality green space, including the park and Spitalfields City Farm. Proximity to public transport at Shoreditch Highstreet Overground Station further differentiates this area.

The site contains opportunity sites on which significant new housing could be provided and high density development should be encouraged to take advantage of public amenity and the site's good connections to public transport.

Future development should seek to enhance connections to public amenity while combating existing antisocial behaviour through passive surveillance and active frontage.

Opportunities to relocate the hostel facility on Code Street to a more appropriate location will be explored.

2 Strategic Development Area 2

The area surrounding the Truman Brewery is predominantly characterised by commercial uses.

There is potential for future developments to make improvements to the public realm by making new pedestrian routes and opening up historic connections, particularly improving connectivity between Brick Lane and Allen Gardens.

Future developments should continue to develop the area's commercial offering while activating the street-scape and public realm. Some opportunities for housing could also be explored here, notably through upwards extensions on the Spitalfields Estate.

3 Strategic Development Area 3

The area centred around Brick Lane's 18th Century core is characterised by a greater visual similarity and buildings of historic interest. The majority of the street scape reaches a 3-4 storey frontage while there is a broad variety of commercial and community uses at ground floor.

Future development should be sensitive towards the historic fabric while seeking to enhance the street-scape in line with existing guidance on shopfront design.

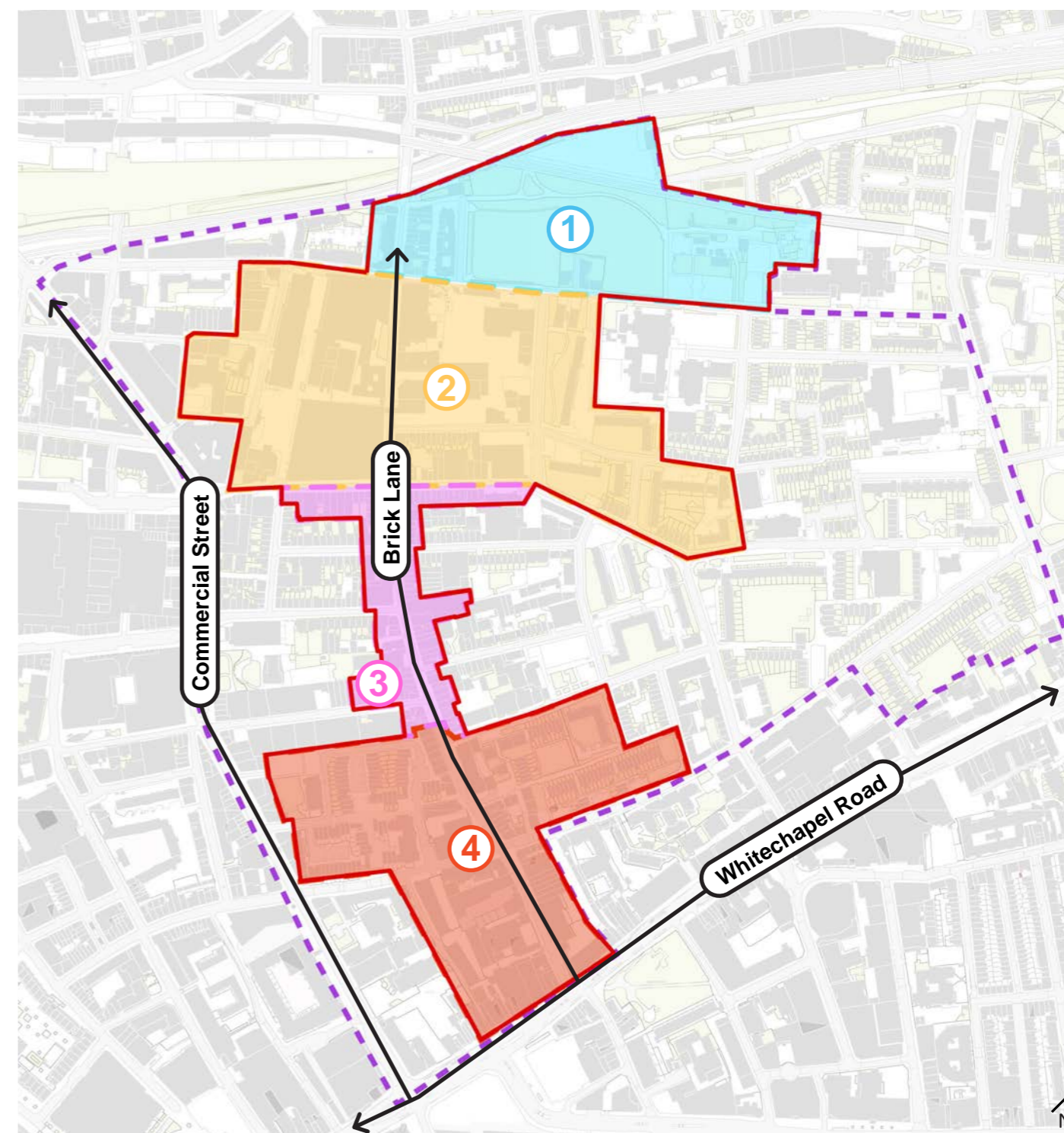
Development in this area should protect the existing businesses and support their sensitive regeneration.

4 Strategic Development Area 4

The area to the south of Brick Lane connects to Whitechapel Road with green space and Aldgate East Tube station. Existing housing estates sit either side of Brick Lane while Whitechapel Road is dominated by ongoing commercial development.

Future development should seek to increase density by tying into existing urban blocks and streetscapes while enhancing pedestrian connections to green space and Brick Lane through public realm improvements and urban greening.

Opportunities should activate this southern area of Brick Lane, as it is quiet compared to other parts of Brick Lane. Opportunities should provide housing in this area, for instance, by extending existing buildings upwards on the housing estates, or by taking an infill approach. The local community has also identified this as a desirable location for community space and functions.



Key

— Masterplan SPD area

- - - Zone of Influence

— Major Route

1 Strategic Area 1

2 Strategic Area 2

3 Strategic Area 3

4 Strategic Area 4

03

Masterplan

- 3.1 Engagement
- 3.2 Character, Identity & Heritage
- 3.3 Movement Hierarchy & Key Connections
- 3.4 Green Infrastructure & Open Space
- 3.5 Wayfinding, Lighting, Street Furniture, and Public Art
- 3.6 Inclusion
- 3.7 Play
- 3.8 Building Heights & Massing
- 3.9 Sustainability



3.1 Engagement

The principles were further expanded through the engagement process with and by the community, which have guided the preparation of the masterplan so that the underlying vision is resident led.

Principle 1. The plan must provide more affordable housing. This should be housing to support the structures of families - i.e. larger kitchens, and layouts for extended families - and also for single people. Some feel housing could go on the edge of the masterplan, and others feel it could go in the middle, particularly on the Truman Brewery site.

Principle 2. Community services must be embedded in the plan. This should include community infrastructure like GP's, everyday shops, and cafés that appeal to local people. Some people felt a cinema for Bengali film was important, and others felt spaces for young people were more important.

Principle 3. Supporting local businesses must be delivered through the plan. There is no desire for more chain stores or upmarket retail, and large developments should support local people and businesses. Small local businesses should be recognised for their community role, and future development should actively seek ways to support and promote them and light industrial spaces. The local curry restaurants should be recognised for their role in shaping the character of the area and attracting visitors; during the Olympics, Brick Lane was recognised as the UK's Curry Capital.

Principle 4. Historic and cultural identity should be retained and harm to heritage assets should be avoided unless it is necessary to achieve substantial public benefits that outweigh that harm. Development in the area should celebrate the heritage of the everyday, especially the multiculturalism of the area. This could include preserving key local businesses, a regular Curry Festival, and a Bangla heritage centre to collate histories around housing and businesses.

Principle 5. The plan must enhance green space, particularly Allen Gardens. Many homes don't have gardens, so spaces for physical and wellbeing activity should be planned for e.g. for elders to exercise or sit outside, space for gardening, and playspace for children and toddlers. There should be green space on the Truman Brewery and on Brick Lane.

Principle 6. Development must be culturally sensitive to all residents' needs. The plan should not support change that is for others at the expense of space and activity for local people, especially those without lots of money. This could include a community wealth building approach, measures to retain younger people and "stop the brain drain", and tourism strategies to attract different types of visitor.

Principle 7. The plan must provide events for all stakeholders to have their say, and this should include events for discussion where people of different interests and backgrounds can deliberate and explore ideas together.



Early Engagement Q&A meeting



Early Engagement Pop Up



Informal Engagement Workshop 1

3.2 Character, Identity & Heritage

Character, identity and heritage were key discussion points within the community engagements sessions that took place prior to the writing of this SPD.

All of those involved in these sessions were keen not just to preserve these elements, but to also enhance and celebrate them.

There was a view that the richness and diversity of the area was not celebrated sufficiently and there was also a desire amongst business owners to make the whole of Brick Lane a destination and not just particular pockets of the area.

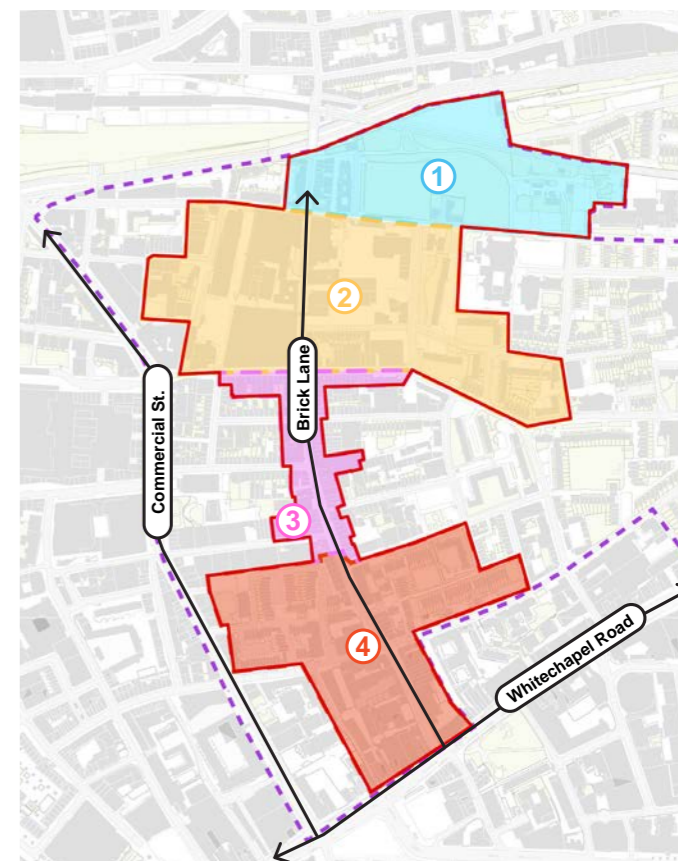
New development within the Masterplan Area should seek to retain, enhance and celebrate the character, identity and heritage.

Brick Lane's historic core is centred within Strategic Development Site 3 and is characterised by a broadly uniform 3-4 storey street frontage which extends to some degree along the length of the street. The low-rise character emphasises the landmark value of Christ Church Spitalfields, and of the chimney of Truman's Brewery while further supporting the area's identity and wayfinding.

The building envelopes indicated within the development site studies (Section 4) indicate heights that may be considered appropriate for each site.

Any exploratory massing and height diagrams are illustrative only for the purposes of this SPD, and have not been subject to detailed testing. Therefore, the illustrative schemes do not represent a minimum or a maximum in terms of massing or height; but appropriate heights and massing should be confirmed through rigorous testing and design development by applicants and design teams. Applicants should also organise community engagement sessions to get feedback from local stakeholders.

Where a historic and uniform street frontage is dominant, future developments should interrogate the proposed height and may seek to recede the visual mass away from the street frontage above an established datum to maintain a coherent streetscape. Future developments may seek to achieve visual recession through the use of stepped massing or roof profiles.



3.3 Movement Hierarchy & Key Connections

Public Transport Connections

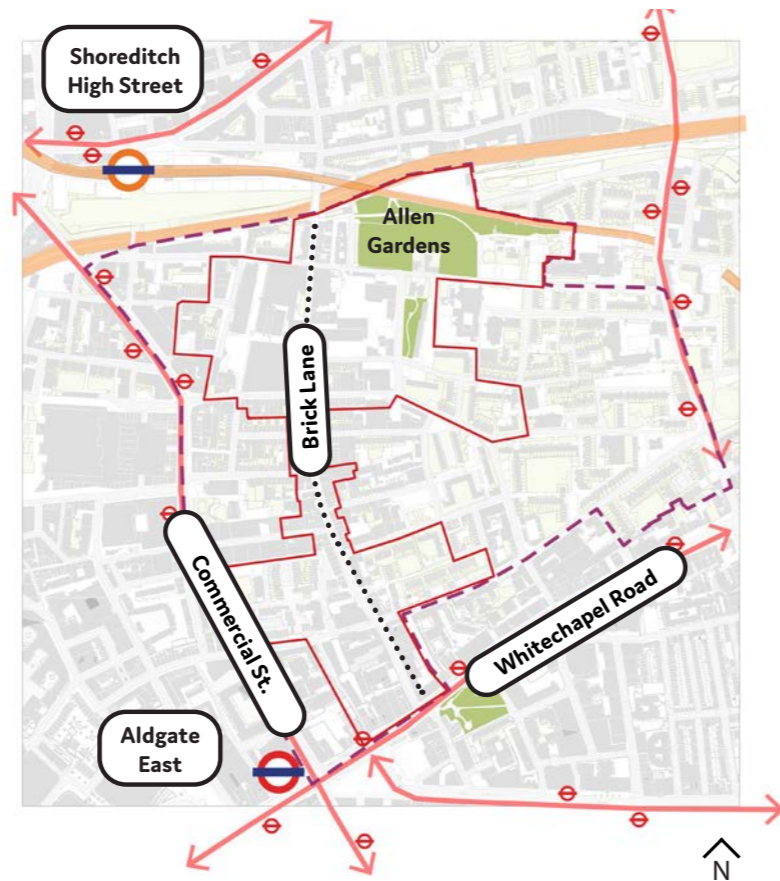
The area benefits from tube and rail connections from Shoreditch High Street Overground and Aldgate East. Primary bus routes run along Commercial St. and Whitechapel St.

Enhancing existing connections creating new links to important transport nodes, such as those mentioned above, should be prioritised in future development.

Future development should seek to enhance connections through improving accessibility and urban greening.

Key

- Masterplan SPD area
- Area of influence
- Primary bus route
- Bus stop
- Train Station

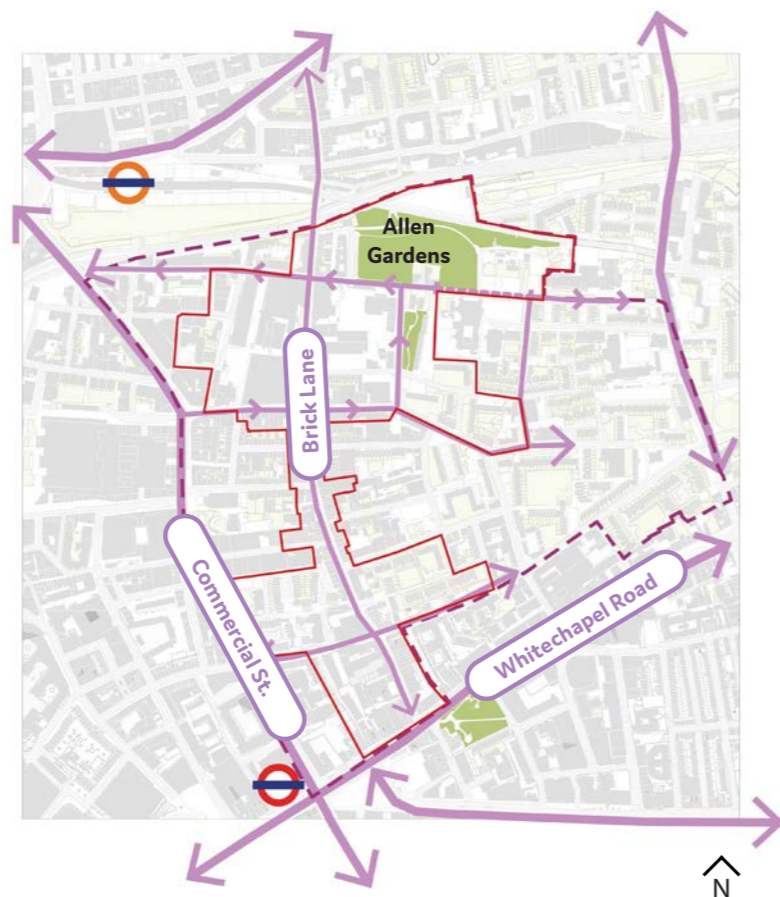


Vehicular Connections

The Masterplan SPD Area contains a mix of vehicular routes including larger arteries and smaller connections with traffic measures such as one-way systems and temporary closures.

Key

- Masterplan SPD area
- Area of influence
- Primary vehicular route
- Secondary vehicular route
- Indicates one way
- - - Indicates temporary access



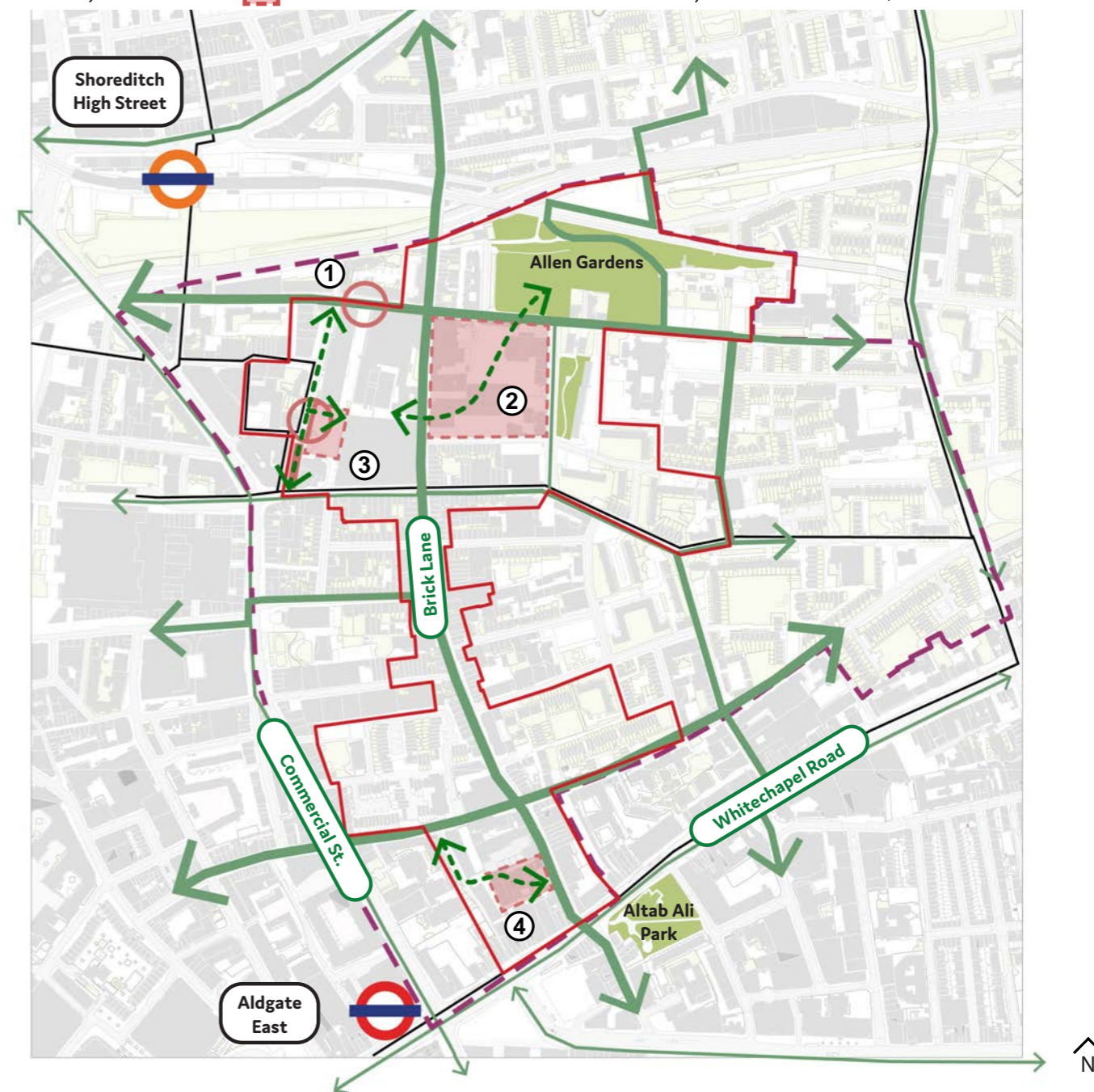
Cycle and Pedestrian Connections

The Masterplan SPD Area ties into existing cycle and pedestrian movement strategies such as the Green Grid and the London Cycle Network.

Future development should harness existing strategies and enhance connections to green spaces such as Allen Gardens and Altab Ali Park to encourage active travel. Future development should seek to encourage active travel through improving accessibility, incidental play and urban greening. Pedestrian connections should be enhanced to activate public spaces and the street.

Key

- Masterplan SPD area
- Potential connection
- Existing dead end
- Area of influence
- Primary route
- Obstructive urban block
- Secondary route
- Cycle route



Approaches to activate public spaces and the street include the following:

1. Applicants are encouraged to explore opportunities for opening up existing dead ends and reinstating historic connections throughout the area.
2. Improve connections through Truman East from Brick Lane to the Park.
3. Improve connectivity across to public space.
4. Improve connections from Brick Lane to Greatorex St. and Osborne St.

3.4 Green Infrastructure & Open Space

All of the responses from community engagement agreed on the need for both new green space and the improvement of existing green spaces. The Masterplan proposes to enhance the existing open spaces and green infrastructure within the SPD boundary, while also identifying opportunities for urban greening.

Priorities are that Allen Gardens should see investment, through new play, sports, and recreational space, in order to intensify the community use of the green space. Meanwhile, removing existing barriers and fences and opening up the edges, would make the park more inviting and accessible, and promote wider use of the park. Spitalfields City Farm must be protected and enhanced and any development that is likely to affect the farm ought to consult and engage with the farm. In addition, there is the desire to create a stronger link between the park and the farm, with an improved entrance.

At the same time, there are opportunities for significant improvements to the public realm within the Masterplan. While enhancement should be delivered across the whole Masterplan area, community feedback focused on three areas for improvement:

1. Buxton Street and Spital Street

- The existing footpath on the Truman Brewery side of these streets must be widened, and this could be through demolishing the boundary wall and pushing back the building line.
- Around the edge, railings should be removed to create better access to the park, while looking for opportunities to mitigate anti-social behaviour.
- A new shared surface could be created to connect the two sides of the road.

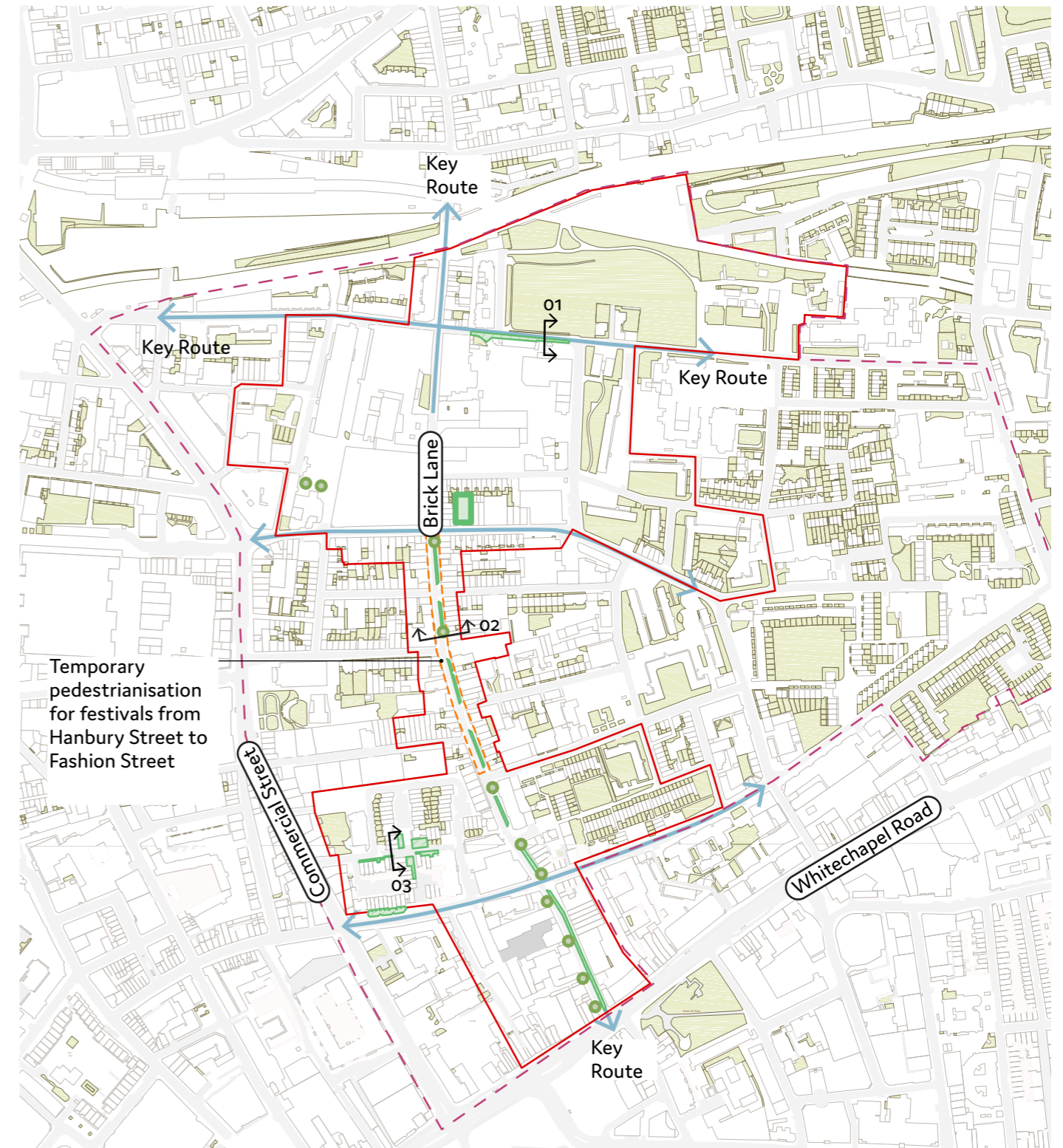
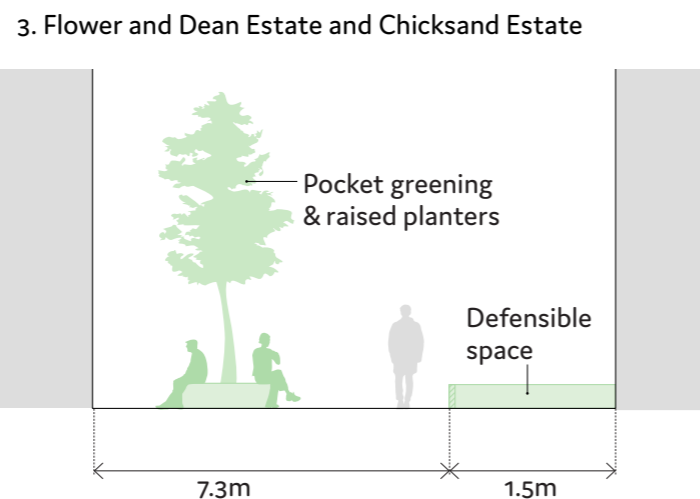
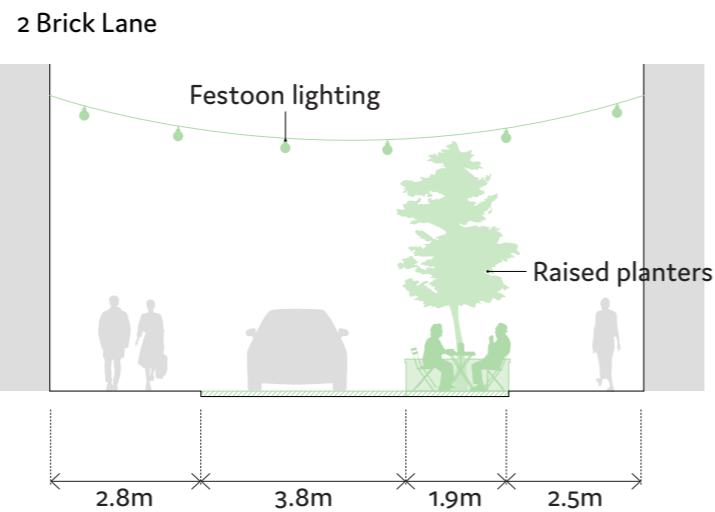
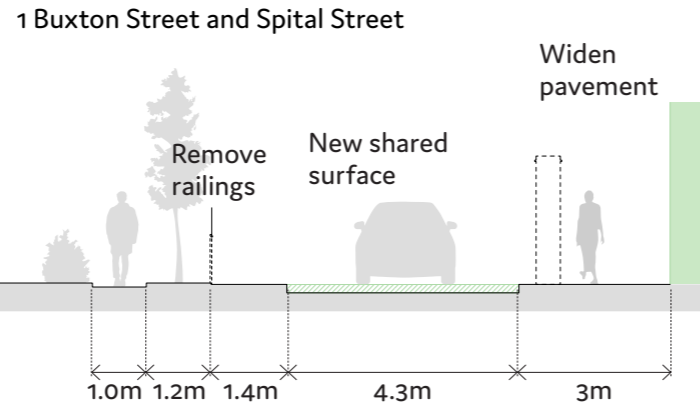
2. Brick Lane

- New planters for trees and planting could be installed in selected locations to provide greening.
- New festoon could be installed in the central part of Brick Lane to connect the area and improve lighting.

3. Flower and Dean Estate and Chicksand Estate

- Public realm should be greened by re-planting existing tree pits, and introducing new pocket greening and raised planters.
- New defensible space could be introduced in front of existing homes.

The opportunities above are not exhaustive, and the approach of improving public realm should be considered across the entire masterplan. Meanwhile, there will be new opportunities presented within new developments and existing estates for enhancement of open space.



Map showing existing and proposed green spaces

- Key
- Existing Green Spaces
 - Proposed Green Space
 - New Trees
 - Masterplan Boundary
 - Zone of Influence
 - Pedestrianised Zone

“We need green spaces and landscape improvements in the Flower and Dean and Chicksand Estates.”

Local Resident



3.5 Wayfinding, Lighting, Street Furniture, and Public Art

The existing character of the area should be enhanced by public realm interventions that make the area easier to use for a broader range of people than it currently does.

Wayfinding

- Clear wayfinding should be installed, since current maps are not fit for purpose due to high glare and poor contrast.
- Wayfinding should highlight community facilities, and emphasise East/West routes which are used by local people.
- All signage should be in both English and Bengali to ensure it is legible to the local community and reflects the local character.

Lighting

- Lighting must be designed to create a welcoming and safe neighbourhood of well lit streets, while designing out light pollution to homes.
- Lighting designs must include an assessment of existing lighting and a strategy for new lighting that meets BS5489-1 2013 or the equivalent standards that are current at the time of design and development.
- Existing light posts should be re-used and upgraded where possible.
- Light pollution into adjacent homes must be mitigated through the specification, siting, orientation and control of lights.

Street Furniture

- New street furniture must support the use by older and younger generations to enable moments for resting and waiting along key movement routes.
- Seating must be provided within the key public and green open spaces to provide social opportunities and resting places.
- Seating must include an appropriate level of seats with backrests and arms on both sides. Seating must be of appropriate height and contrast to the immediate context to be obvious to people with visual impairment. Seating areas must include space for pushchairs, prams, wheelchair and scooter users where possible.

Public Art

- The existing area has a rich range of public art from graffiti to more formal sculpture. This should be respected and enhanced with new installations where appropriate.

Designs that respond to these strategies should be developed together in order to create a cohesive and legible public realm. These approaches should reach outside the boundary of the masterplan, and should be cross-references with the Local Plan.



Wayfinding enhancing the character of the area



New lighting providing safe routes and low glare



Street furniture designed for resting

3.6 Inclusion

The masterplan SPD must benefit everyone that lives in the area, and in order to do this, strategies are required to specifically benefit groups who might otherwise be left out from plan making. While engagement has brought diverse voices to the table to make the plan, there are also physical aspects of the plan that will particularly impact on certain demographics. As such, particular focus needs to be made on the experience of women and girls, based on their current experience of the area.

The report "This is for the Majority" from October 2023 highlights recommendations for physical changes in Tower Hamlets which would address the disadvantages that the current urban environment creates for women and girls.

Lighting

- Entrances to buildings must be well lit, so that they feel safe to enter and exit.
- Good visibility and defensible space must be designed around entrances to buildings.

Design

- New developments should be porous, without dead ends, and they should connect to existing streets and paths.
- Wide pavements should be designed to avoid people needing to pass close to one another, and to allow easy access for buggies and wheelchairs.
- Community uses should be encouraged to maximise footfall and ensure a diversity of people on the streets; for example religious communities, guides and scouts, youth clubs, sport and leisure users would create a good mid evening mix on streets
- Proposals that create streets that feel closed, with poor visibility, narrow pavements, shuttered windows, and 'backs' of property facing onto a street or alleyway should be refused

Public realm

- New bilingual signage for parks and public spaces should be inclusive and assist with tackling anti-social behaviour
- Shift emphasis away from large open areas of ground towards more landscaped planting, complex ecology and zoned areas that facilitate activity and community.
- Consult and co-create with local teenage girls to design and develop inclusive, active parks that meet girls' needs, and those of the wider community

These needs are intersectional with other considerations, and particular approaches are needed to make space for young girls. The think tank Make Space For Girls has particular recommendations to consider when designing spaces for young people to ensure that girls are not designed out from the use of these spaces.



Well lit spaces with clear routes and resting space



Precedents from Make Space for Girls

3.7 Play

There is an established lack of play spaces within the area, and a lack of spaces designed for young people. Given that Tower Hamlets has a large population of children and young people, the masterplan has the opportunity to address this. Play can take place in a variety of settings and the masterplan SPD seeks to build a network of open spaces and streets that support play for children. To achieve this, open spaces, streets, formal and informal play spaces within the masterplan must be considered together to create safe and navigable networks of well-connected spaces, so that both younger and older children can easily access play.

- Formal play spaces must be multifunctional and inclusive.
- Formal play areas must integrate seating with good visibility of the play area
- Play spaces should incorporate playable elements and equipment for a range of ages and abilities. Spaces should consider both 0-4 year olds and 5-11 year olds, rather than segregating them to different playgrounds.
- To the south, east and west of Brick Lane, particularly within Spitalfields Estate, Chicksand Estate, and Flower and Dean Estate, incidental play-on-the-way should be provided where possible.

Within the masterplan there are specific opportunities for improvement that have been highlighted through the engagement process:

Allen Gardens – this is a well loved green space, but has the opportunity to be better used with more facilities. A 9-a-side football pitch would meet an identified need in terms of the provision of sports facilities for the local community. It is important to also consider inclusivity; it has been shown by Make Space for Girls that MUGA pitches are almost exclusively used by boys, and in the absence of careful programming, a football pitch may also exclude girls and other members of the community. Inclusivity, diversity and flexibility need to be carefully considered as part of any enhancements to the park, including the inclusion of better seating areas. There is also an opportunity to enhance connections to Spitalfields City Farm as part of any programme of park enhancements, and to enhance connections through to the Truman Brewery site by removing the railings along Buxton Street.

Chicksand Estate and Spitalfields Estate - within these estates, there are existing green spaces and play spaces, however these are under used and should be seen as locations for enhanced and new play and amenity space, while enhancing residents privacy with new defensible space.

Ely's Yard - this well used open space should be an opportunity to embed informal play within the Truman Brewery estate. This could take the form of a hard landscape that creates connections to Grey Eagle Street while also delivering informal play.



Multi-dimensional play equipment



Play space for young people integrated into a playpark

“The children’s playground in Allen Gardens needs a fence. It’s invaded by dog walkers and adults.”

Local Resident



Map showing accessibility of play areas and green spaces

- Key**
- Public Playground
 - School Playground
 - Semi Private Playground
 - Zone of Influence
 - Site Boundary
 - Accessible Green Spaces
 - Gated Green Spaces
 - Inaccessible Green Spaces



3.8 Building Heights & Massing

Tower Hamlets has one of the fastest growing populations in the UK and the highest levels of residential overcrowding (refer to the Tower Hamlets Local Plan 2031). Housing which enables families to stay, grow and evolve is a recognised priority, as without this families are forced into unsuitable accommodation or forced to leave, and the area loses its demographic, racial and economic diversity.

Hence, one of the Mayor’s Principles for Spitalfields and Banglatown is to **prioritise the development of social and affordable housing**. This should be achieved innovatively, by exploring not only height, but also higher-density mid-rise development, and a diverse mix of homes, including a larger proportion of family-sized homes as well as smaller homes for single people.

Building height and massing was one of the key topics of discussion during one of the community engagement workshops. Whilst the majority of the felt that height and massing must be respectful and considerate of the context and heritage, some members of the community suggested that sites such as Fleet Street Hill would be deal for a higher density development or a tall building.

Two protected vistas cross the Masterplan SPD Area; 25A.1 and 9A.1 towards Tower of London and St Paul’s respectively, both of which cross over the Fleet Street Hill site.

In addition to the protected vistas, the area includes two conservation areas and a number of listed buildings. Harm to these heritage assets should be avoided unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh that harm.

As encouraged by the local community, the masterplan also looks at opportunities for increasing housing across the whole of the SPD area. This approach includes exploring new build opportunities as well possibilities for increasing housing provision by extending housing blocks or infilling between buildings on the existing estates. When considering the impact of a proposed development on the significance of heritage assets, weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Whilst the SPD supports the provision of tall buildings, it is of utmost importance that these buildings are of exemplary quality design and not seen as the only approach to the provision of new homes.

Whilst high density does not need to imply high rise, tall and large buildings can form part of a strategic approach to meeting the regeneration and economic development goals laid out in the London Plan, particularly in order to make optimal use of the capacity of sites with high levels of public transport accessibility.

The approach to height and massing across the development sites within the masterplan area are considered in three categories that may offer:

- High Density Development Opportunities
- Medium Density Development Opportunities
- Existing Estates Enhancement

High Density Development Opportunities:

Sitting next to Allen Gardens and to the south of the railway, the Fleet Street Hill site represents an opportunity for a taller development due to it’s proximity to green space and the minimization of sunlight and overshadowing impact of adjacent properties and land.

The positioning of a tall building on the Fleet Street Hill site would further benefit Allen Gardens by providing passive surveillance and increased footfall. Future development here could accommodate ground floor non-residential uses such as light industrial, community, and commercial. To achieve high quality residential accommodation, applicants should seek strategies to mitigate noise and air pollution from the railway and protect visual amenity. Strategies may include creating a green buffer between the railway tracks and the development, and sitting residential provision some way away from or above the railway. Furthermore, the provision of private amenity space adjacent to the railway will need to be carefully considered.

Medium Density Development Opportunities:

All other development sites, except for the two estates (Spitalfields and Flower and Dean Estates) are considered as opportunities for medium density development. Whilst appropriate height and massing for each of these sites needs to be thoroughly considered and explored during the design stages of new development, the masterplan vision considers that heights starting from 5-10 storeys in these locations may be appropriate.

Existing Estates Enhancements:

Opportunities for providing additional housing should be sought on the two estates; Spitalfields and Flower and Dean. Some of the existing housing blocks may be suitable for extensions upwards, and there may also be opportunities for providing additional homes by exploring infill opportunities. The existing estates should also be considered for extensive public realm and landscaping improvements.



- Key:**
- Masterplan SPD area
 - Existing Green Open Space
 - High Density Development Opportunity
 - Medium Density Development Opportunity
 - Existing Estates Enhancement

3.9 Sustainability

Applicants for new development in the Masterplan Area should prioritise a holistic approach to sustainability that balances social, economic and environmental sustainability that results in development that is inclusive, resilient to change and offers long term sustainability.

Social Sustainability:

Social sustainability aims to preserve and enhance the rich social capital seen in the community across Spitalfields and Banglatown. It focuses on the importance of people and neighbourhoods, promoting community cohesion, physical and mental well being and setting the framework to support a broad range of demographics and diversity. Social sustainability helps build resilience and counteract the negative impacts of the increasing cost of living, housing overcrowding and poor educational attainment, which are particularly significant issues in this area.

New developments should include community space as facilities that can provide the infrastructure to allow the community to come together, allowing residents to continue social and sporting activities in a safe and secure spaces.

As part of a wider strategy to promote social interaction, new development should seek to provide and enhance public realm and landscaping that are designed to bring people together, providing space for residents to enjoy and relax in, spaces for play, improved exercise facilities and also community grow gardens. Through doing so, the health and wellbeing of residents and visitors alike is enhanced.

To support an inclusive and diverse neighbourhood, new residential development should seek to improve on the current policy requirements and aim to provide at least 50% affordable housing, spread across a mix of tenures and sizes to meet existing and future needs within the local area.

Economic Sustainability:

Applicants of new development should seek opportunities to reinvest back into the community, upskill local people and enhance employment opportunities, provide flexible work and education spaces, improve access to essential amenities and reduce fuel poverty.

By providing a range of commercial spaces across the masterplan area, new and existing businesses will be catered for, in turn providing employment opportunities for the area. These spaces should be flexible, allowing a mix of uses and business types, but also providing much needed neighbourhood uses such as local food shops and health facilities. Applicants should seek to provide units that can be let at reasonable rates, to local makers and sellers as a preference.



In providing a diverse mix of use and employment opportunities, needs across different social groups will be met, driving economic prosperity.

Central to this approach and new development should be a commitment to Community Wealth Building. This should involve an investment of time and resources back into the local community by providing workshops, work placements and funding opportunities. This commitment should be carried out by applicants and their design teams. In addition to this, appointing the local workforce and local suppliers during construction should be encouraged via the implementation of a Sustainable Procurement Plan (with focus on healthy, locally sourced materials).

Environmental Sustainability:

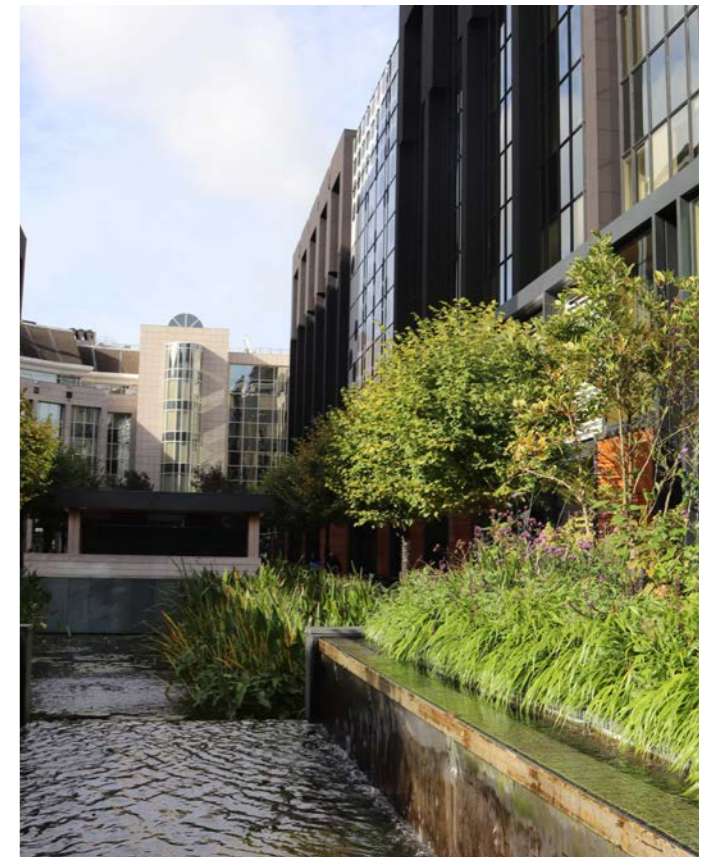
The Mayor of Tower Hamlets has established a Mayor's Advisory Board for Climate Change to work alongside other existing bodies to ensure the delivery of the Mayoral pledges on climate emergency and advice on policy to the Climate Partnership Board.

All new development is encouraged to achieve high levels of environmental sustainability, where possible, exceeding policy requirements. Applicants for new development are encouraged to commit to achieving exceptional levels of environmental performance when measured against recognised standards.

Development should meet relevant policy requirements around environmental sustainability, including to:

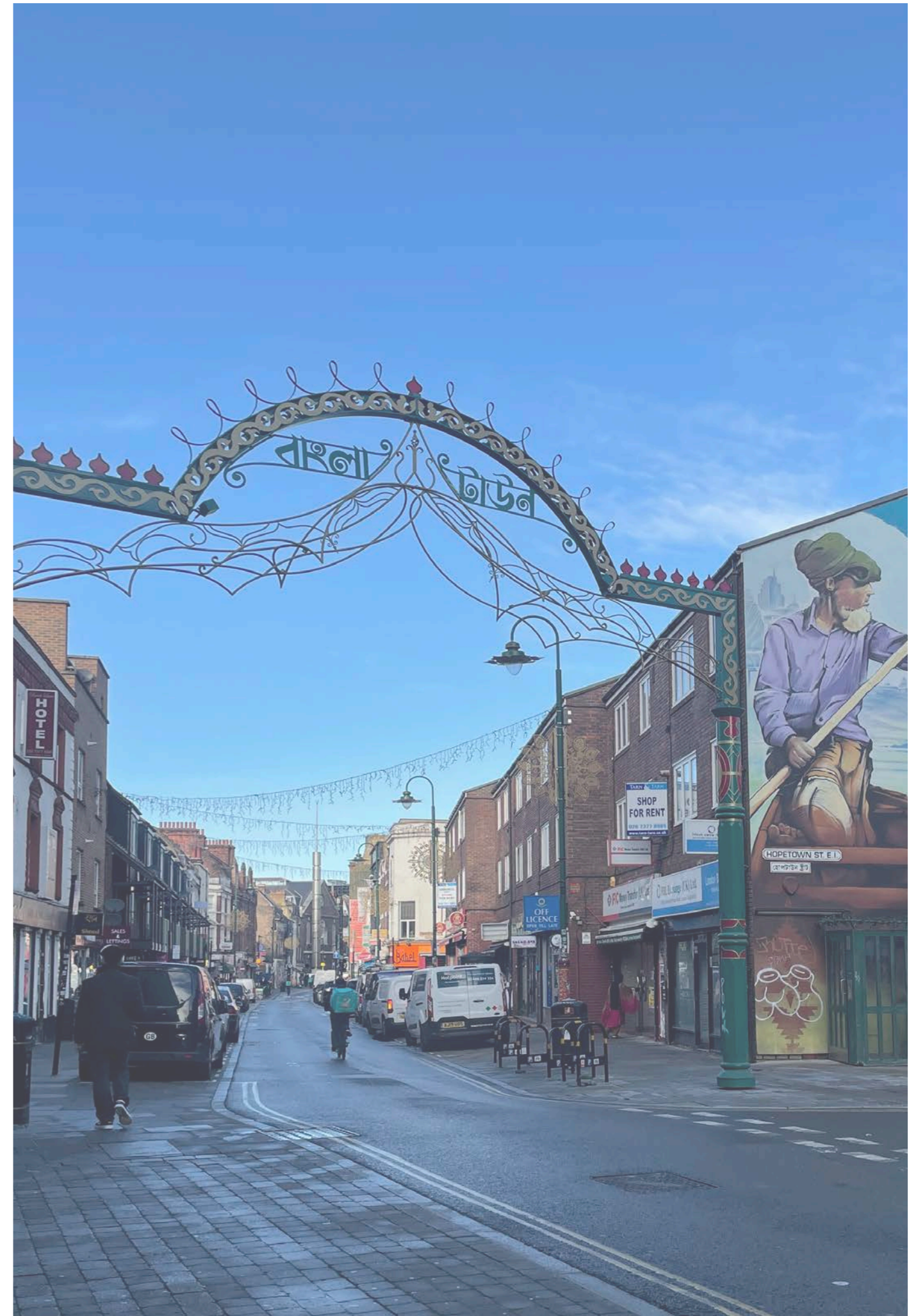
- Reduce energy consumption and carbon emissions
- Prioritise renewable and low carbon energy sources
- Enhance biodiversity
- Retain the residual value of existing materials whenever possible and take a retrofit first approach
- Design out waste
- Promote active transport
- Create a healthy local environment
- Increase climate resilience

New development should meet the Council's Net Zero Carbon in Operation, and intelligent simplicity in design is key to achieving good outcomes in operation. Designs should focus on passive measures and a fabric first approach, with form factors reduced to enable good, robust design with clearly defined thermal and airtightness lines. Renewable energy strategies that minimise carbon emissions should be promoted and roofs should be made to work hard, incorporating not only amenity space, but also blue and green roofs and solar panels.



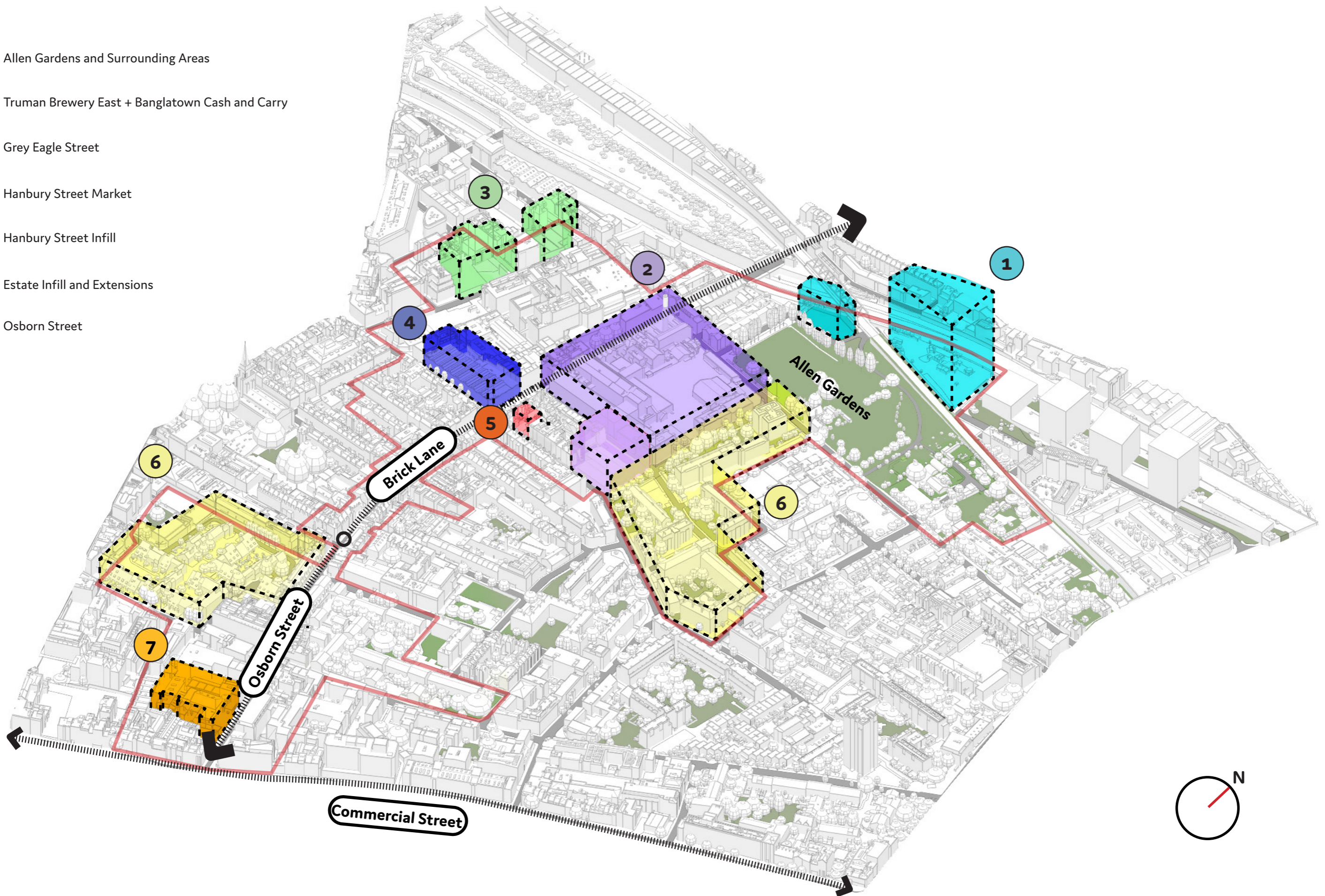
04

- 4.0 Future Development Sites
- 4.1 Allen Gardens and Surrounding Area
- 4.2 Truman Brewery East
- 4.3 Grey Eagle Street
- 4.4 Hanbury Street Market
- 4.5 Hanbury Street Pocket Park
- 4.6 Banglatown Cash and Carry
- 4.7 Estate Infill and Extensions
- 4.8 Osborn Street



4.0 Future Development Sites

- 1 Allen Gardens and Surrounding Areas
- 2 Truman Brewery East + Banglatown Cash and Carry
- 3 Grey Eagle Street
- 4 Hanbury Street Market
- 5 Hanbury Street Infill
- 6 Estate Infill and Extensions
- 7 Osborn Street



4.1. Allen Gardens and Surrounding Area

Overview

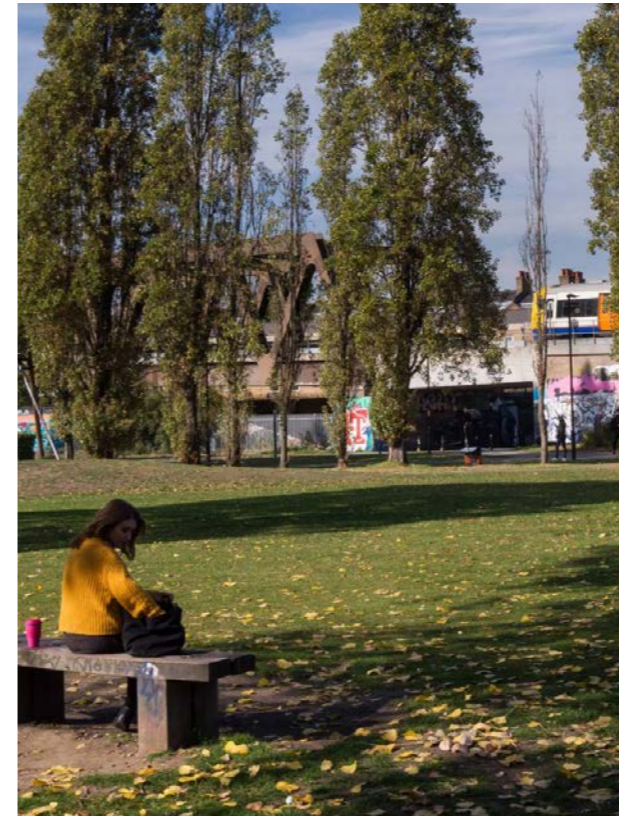
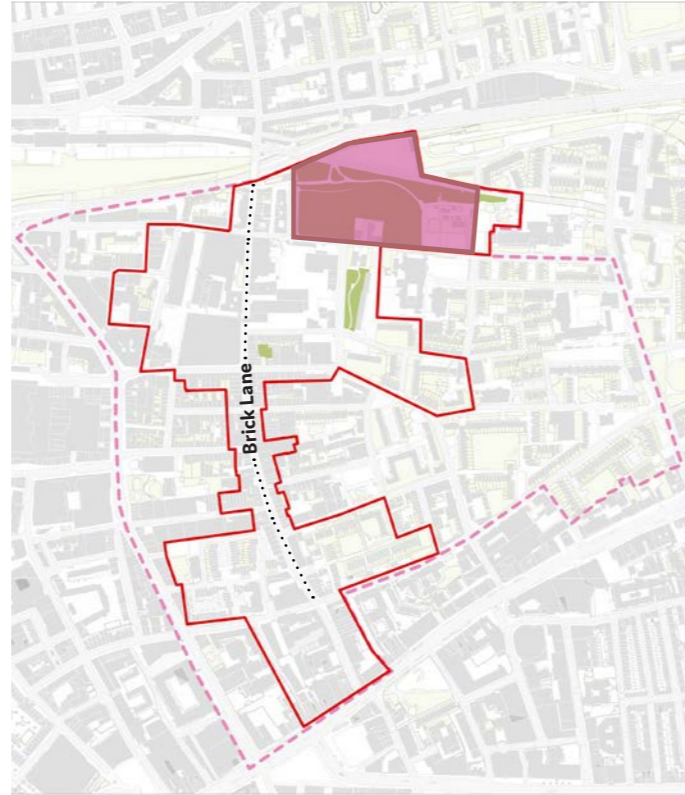
The Allen Gardens site sits at the North end of the SPD boundary and is a has the largest green space in the area, however Allen Gardens itself is run down and has ASB issues, with many community members saying they feel the area is unsafe at night.

Strategic Objectives:

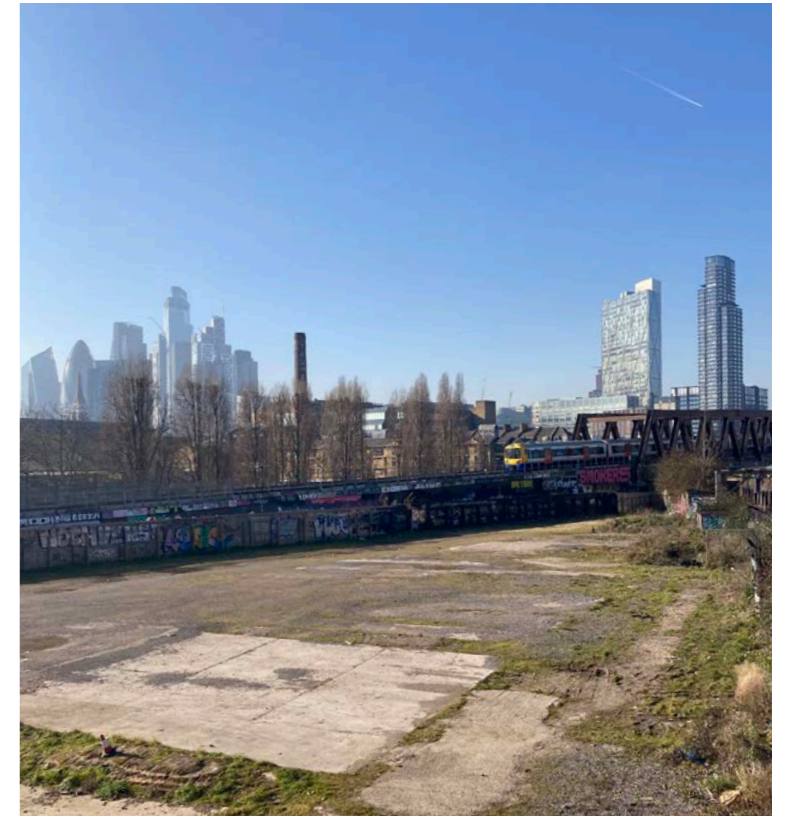
- Landscaping and public realm improvements and increased passive surveillance on Allen Gardens
- Increase housing density
- Enhancement of the much loved existing community asset, Spitalfields City Farm
- Make use of heritage assets in the area such as the abandoned Shoreditch Tube Station

Urban Design Principles:

- Permeability between Fleet Street Hill Site and Allen Gardens
- Sensitivity to the sunlight and overshadowing
- Varying scales and heights with shoulder blocks and stepped massing to reduce bulk
- Active frontages onto Allen Gardens to provide passive surveillance



Existing Site Condition - Allen Gardens



Existing Site Condition - Fleet Street Hill

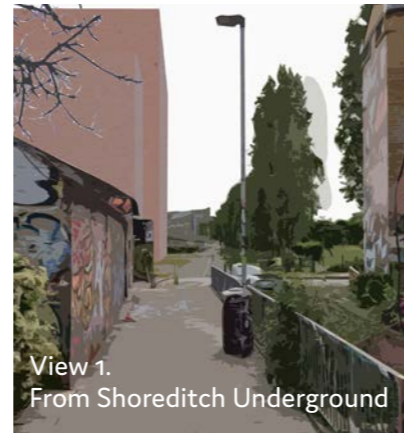
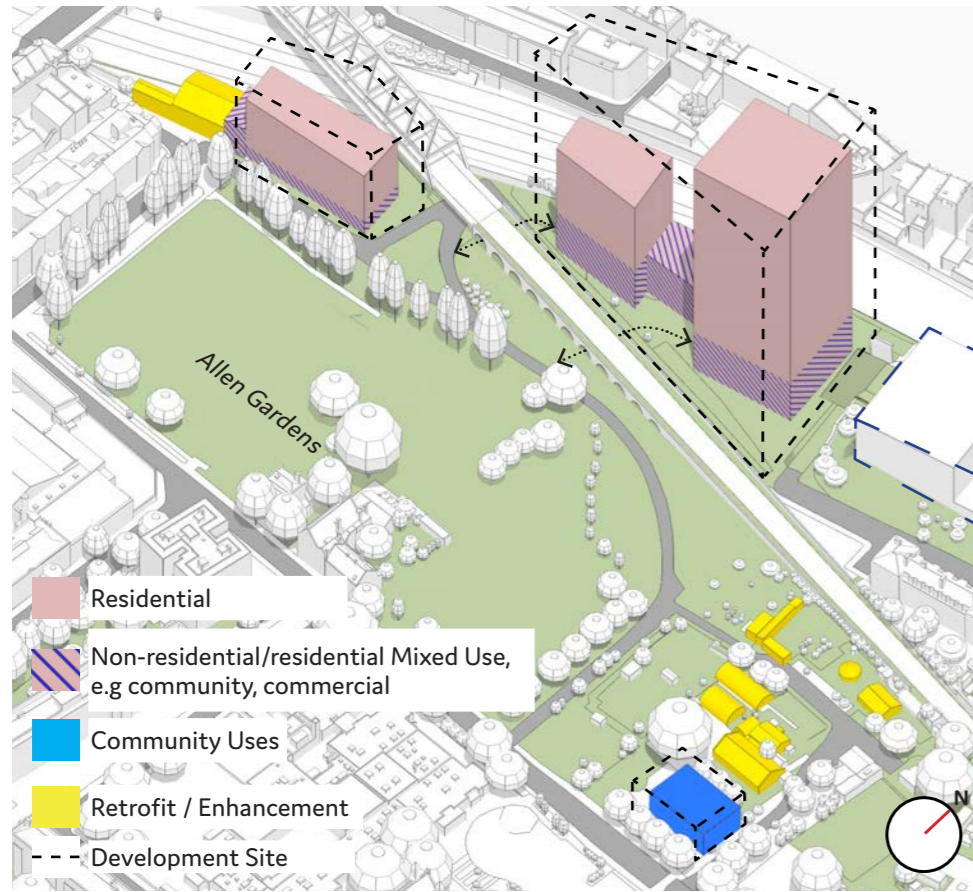


Spitalfields City Farm



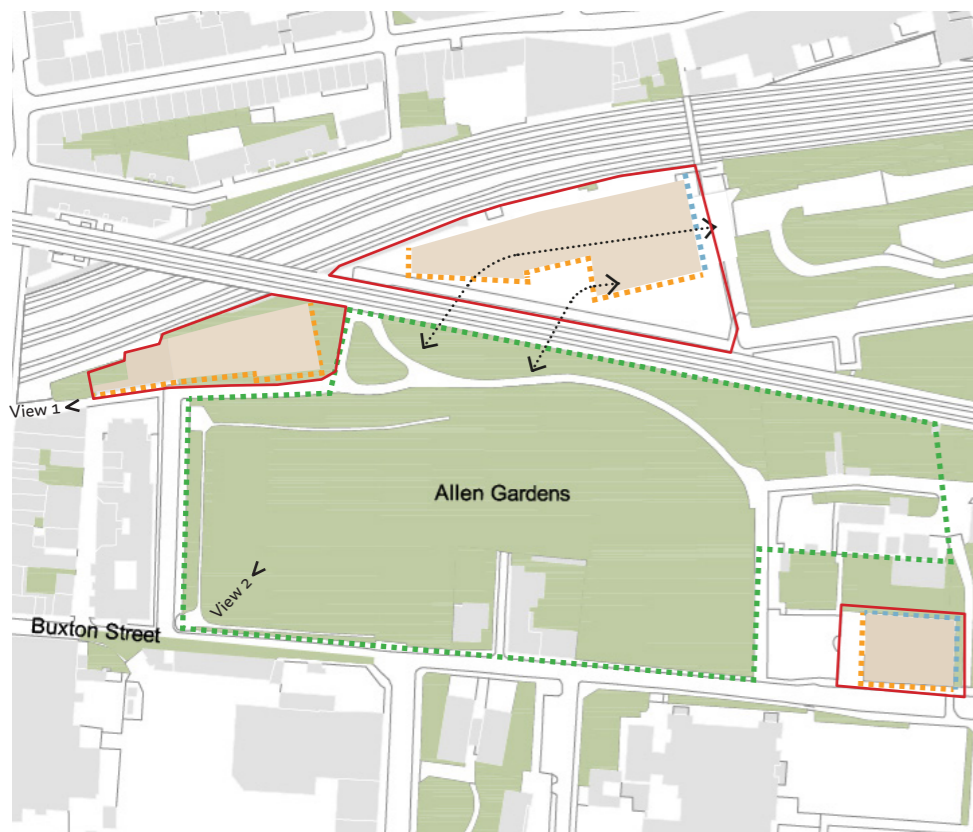
Shoreditch Station

4.1. Allen Gardens and Surrounding Area



The SPD sees Allen Gardens and the surrounding areas, predominately Fleet Street Hill as a key opportunity site for housing.

The illustrative diagram adjacent indicates a plinth of non residential uses on the Fleet Street Hill site and these could be a range of uses, from community to commercial. A ground floor plinth of non-residential uses is encouraged here, to enable residential uses to be elevated sufficiently above the railway tracks for optimal outlook.

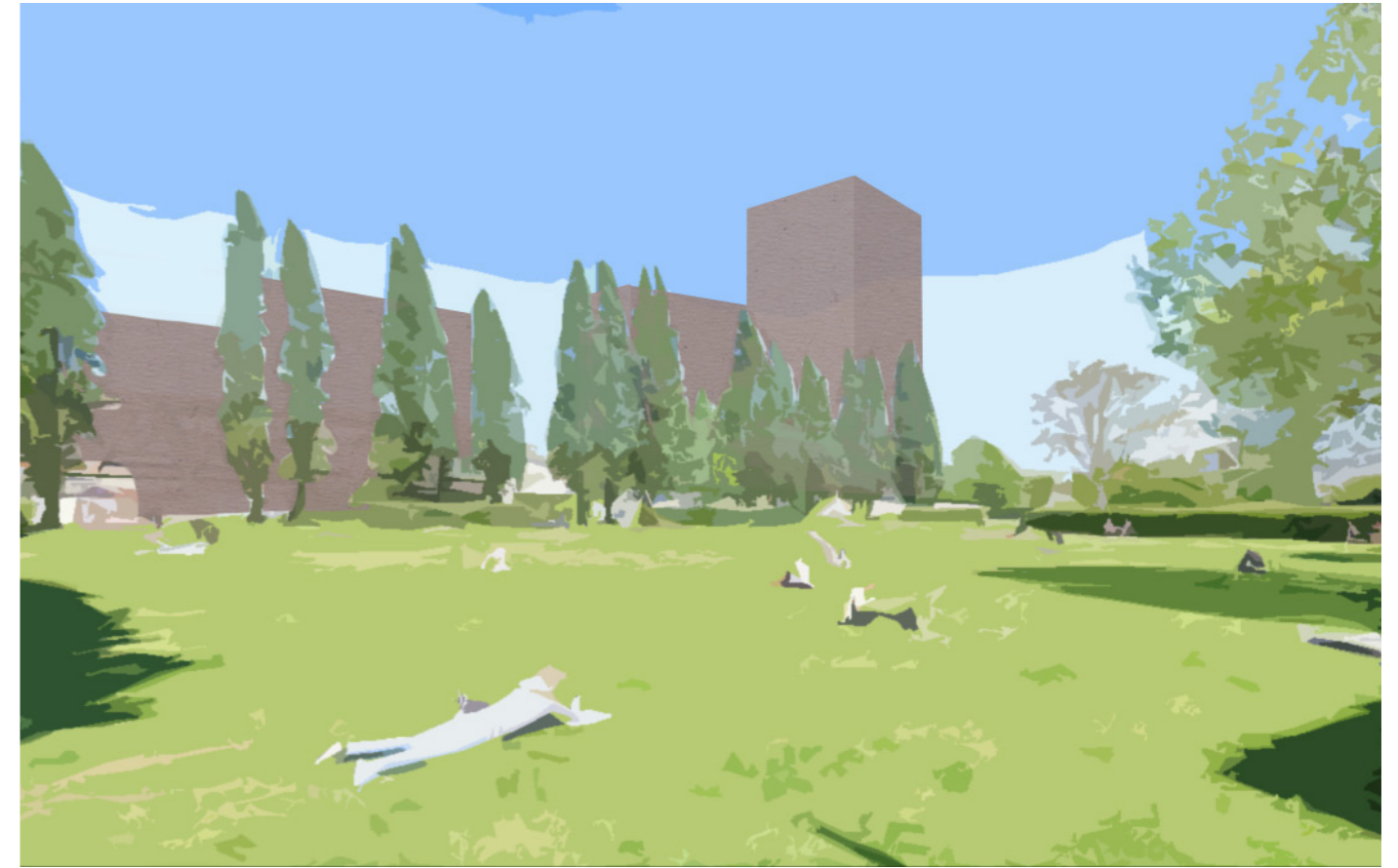


The illustrative diagram also explores a housing block on the western corner of Allen Gardens that connects to the old tube station entrance building, making use of a forgotten community asset.

Improvement of Allen Gardens is needed and should be considered a priority. Spitalfields City Farm is a celebrated community asset and any new development should consult with these key stakeholders about minimising impact to the farm and opportunities for enhancement.

Opportunities to relocate Daniel Gilbert House (the hostel on Code Street) to a more appropriate location will be explored.

- Indicative Footprint
- Site Boundary
- Primary Active Frontage
- Secondary Active Frontage
- Public Realm Improvements



View 2. Illustrative massing on Fleet Street Hill, seen from Allen Gardens, looking north east



Mapleton Crescent by Metropolitan Workshop



Keybridge House by Allies and Morrison

4.2. Truman Brewery East & Banglatown Cash and Carry

Overview

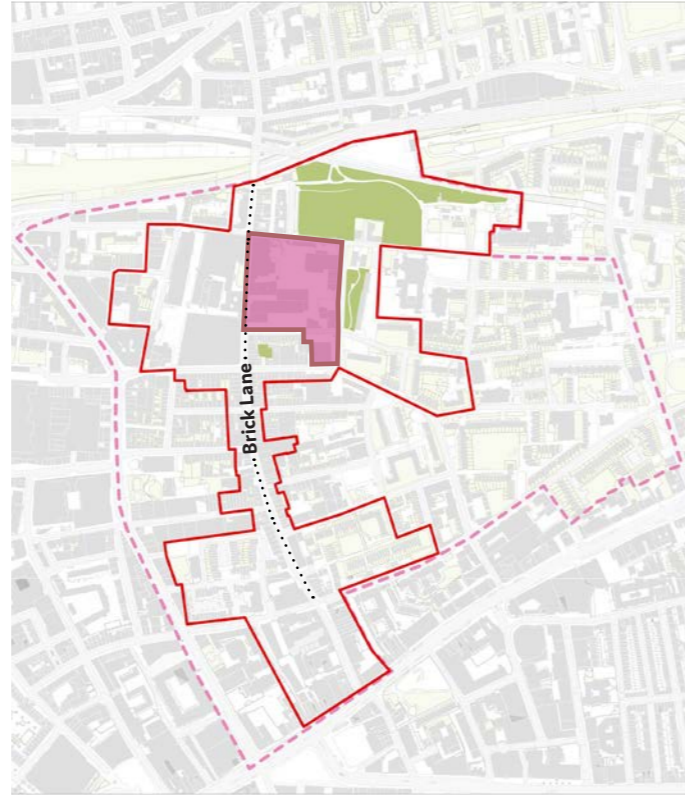
A large development site of strategic importance to the area.

Strategic Objectives:

- To create a vibrant mixed use development that suits the needs of the community
- To provide accessible community facilities for those who live in the surrounding area
- To create an area that allows the night-time economy sector to flourish

Urban Design Principles:

- Public access and permeability through the site
- Sensitivity to the sunlight and overshadowing
- Making a new edge with active frontage to Allen Gardens and Spital Street to help address anti social behaviour through increased passive surveillance
- Maintaining and enhancing public outdoor meeting spaces
- Respect of existing heritage assets



Heritage structures such as the chimney of the Cooperage should be retained.



Windows of the homeless hostel on Code Street looking into the Truman Yard.



Existing condition of the site looking north west to the Truman Brewery chimney.



Doors open from Buxton Street into the yard for those working there.

4.2. Truman Brewery East & Banglatown Cash and Carry

Overview

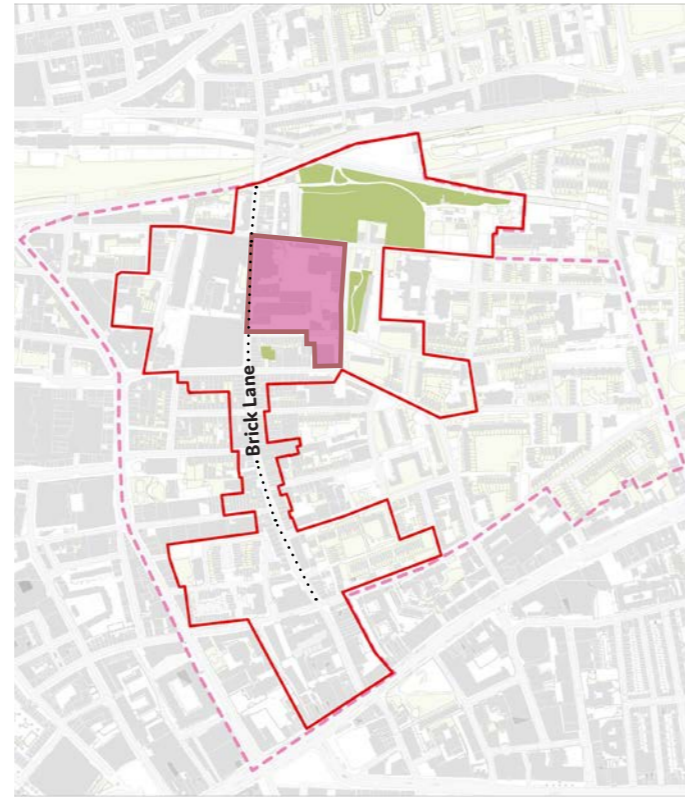
This is a store which is used by both residents and local businesses. If this site is developed as housing it is important that the use is re-provided locally either permanently within the wider Truman site or temporarily so that it can return as the ground floor unit of a mixed use building. The value of re-provision with a long lease within Truman's East is greater diversity of uses, reasons for residents to visit the site.

Strategic Objectives:

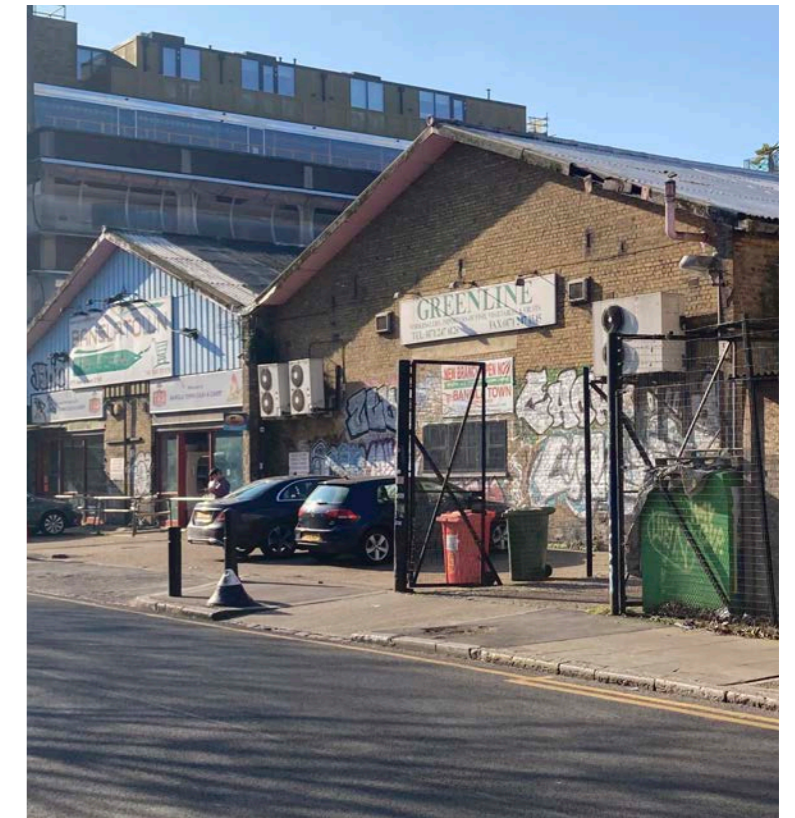
- Increase housing density
- Reprovide the existing uses of the cash and carry

Urban Design Principles:

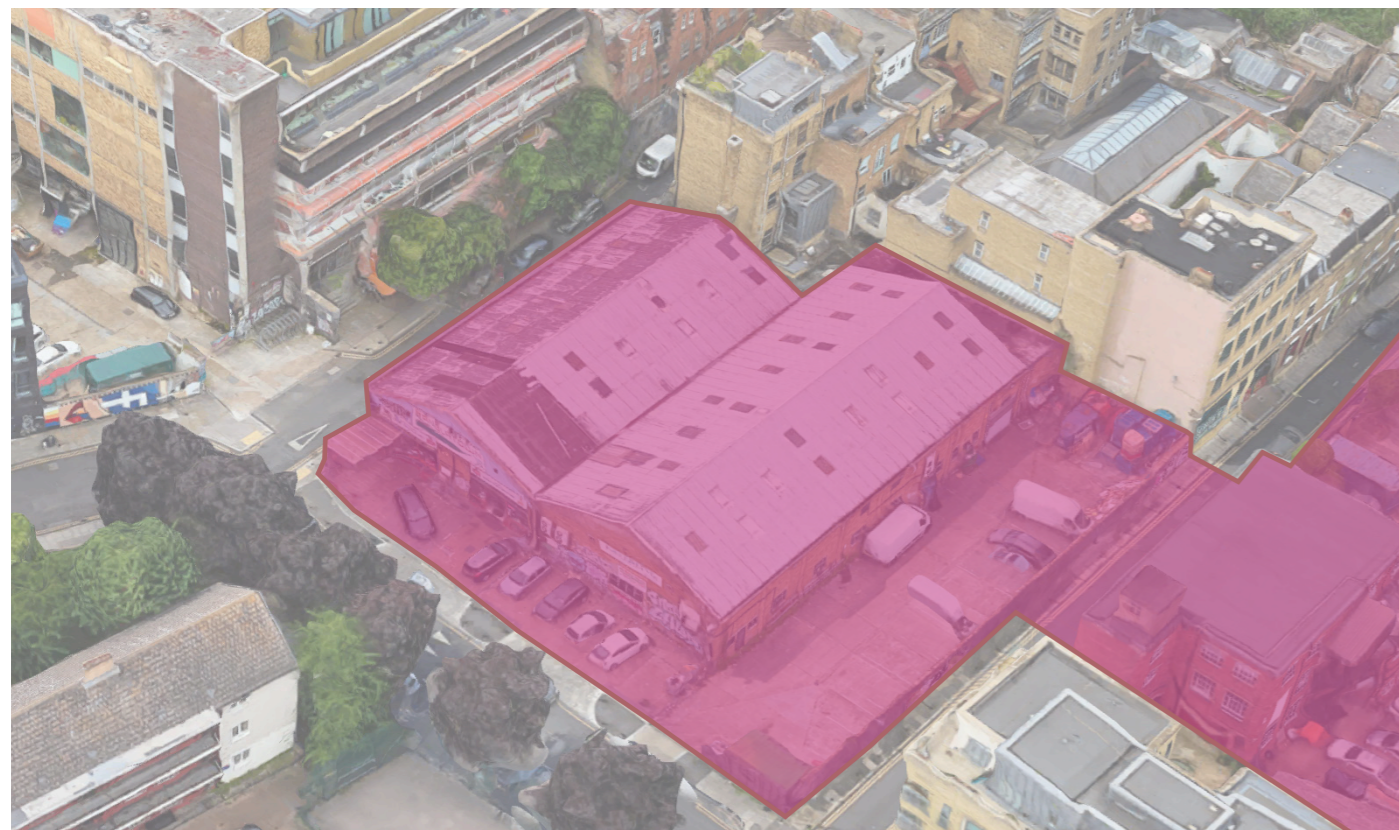
- The cash and carry requires loading bays
- Consideration should be given to the depth of plan by ensuring sufficient floor to ceiling heights to achieve appropriately proportioned spaces and scale of frontage at ground levels
- Treat the ground floor as a plinth to the housing above



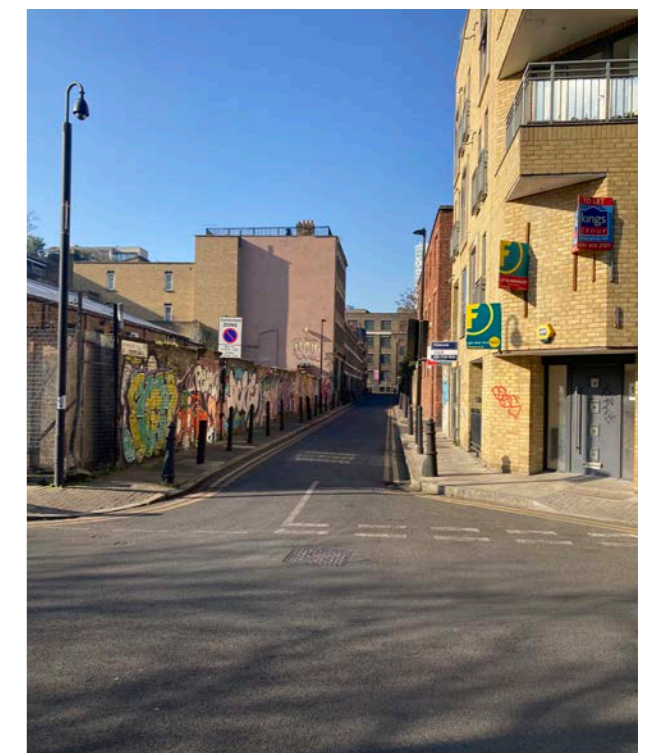
Existing condition of Banglatown Cash and Carry



Existing condition of Banglatown Cash and Carry

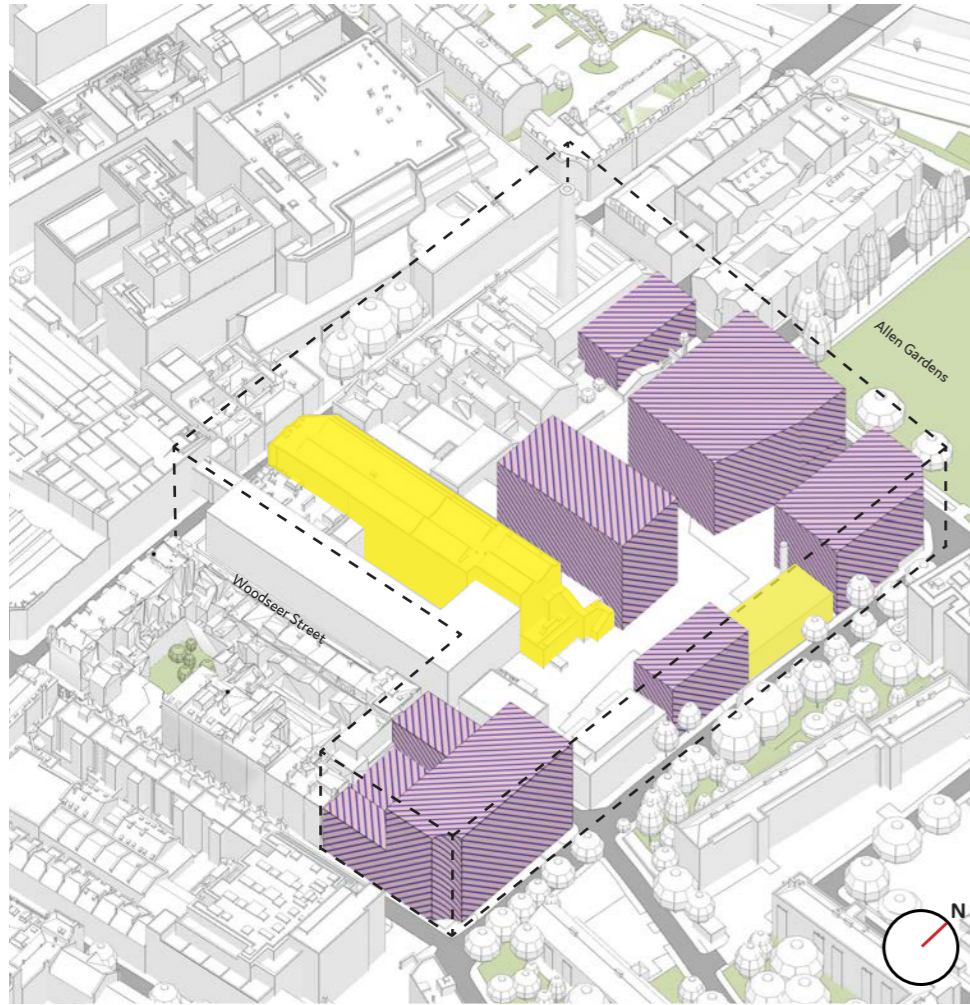



Inside the Banglatown Cash and Carry



Looking west down Woodseer Street

4.2. Truman Brewery East & Banglatown Cash and Carry



 Residential Mixed Use, e.g. community, commercial

 Retrofit / Enhancement

- - - Development Site



View 1.
From Buxton Street

The Truman Brewery East and Cash and Carry Sites represent an opportunity to create a mixed use area that comprises of housing, as well as commercial uses, offices and community uses.

Consideration should be given to how proposed schemes interact with the important heritage assets, enhancing their significance and putting them to viable uses consistent with their conservation.

Development should ensure a sense of permeability and openness, particularly throughout the Truman Brewery East site.

This area is suitable for a residential-led development that includes a mix of other uses.

The illustrative scheme shows massing from 5 storeys in height. The massing shown is purely illustrative and design teams should undertake rigorous testing during the design stages to establish most appropriate massing and height, as well as building footprints in relation to building uses.



View 2. Exploring development opportunity on Truman Brewery East seen from Allen Gardens, looking south west

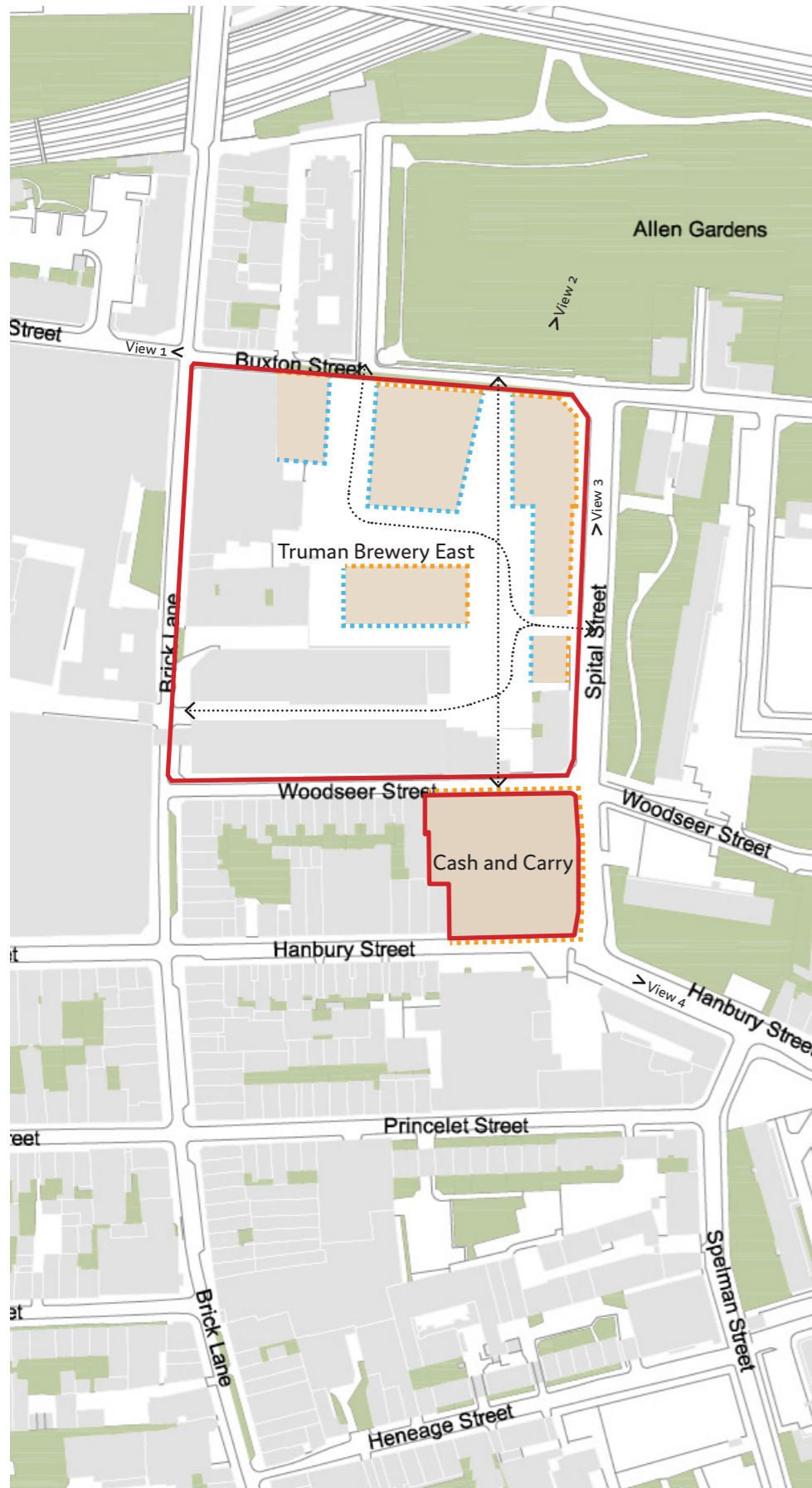


R7 by Morris and company



A house for Artists by Apparata

4.2. Truman Brewery East & Banglatown Cash and Carry



The SPD sees the Banglatown Cash and Carry site as a key opportunity site for housing but also acknowledges that the cash and carry is a much loved piece of social infrastructure that ought to be re-established into any new scheme.

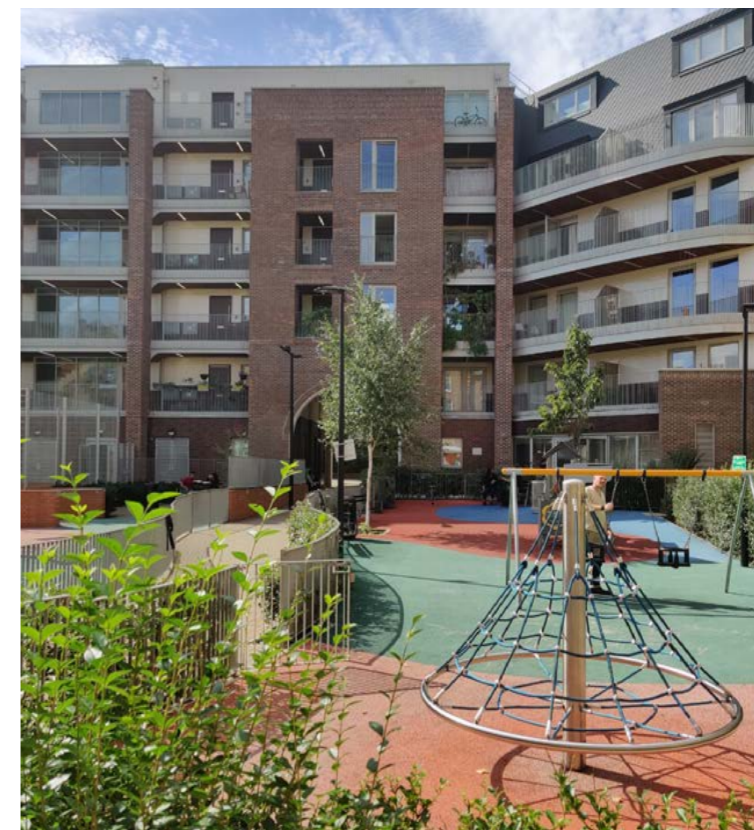
The SPD shows an illustrative scheme from 6 storeys but design teams should undertake their own site analysis and feasibility studies to assess what is the appropriate scale for the site.

Proposed schemes should look at opportunities to introduce roof gardens to increase opportunities for biodiversity net gain and provide extra amenity space.

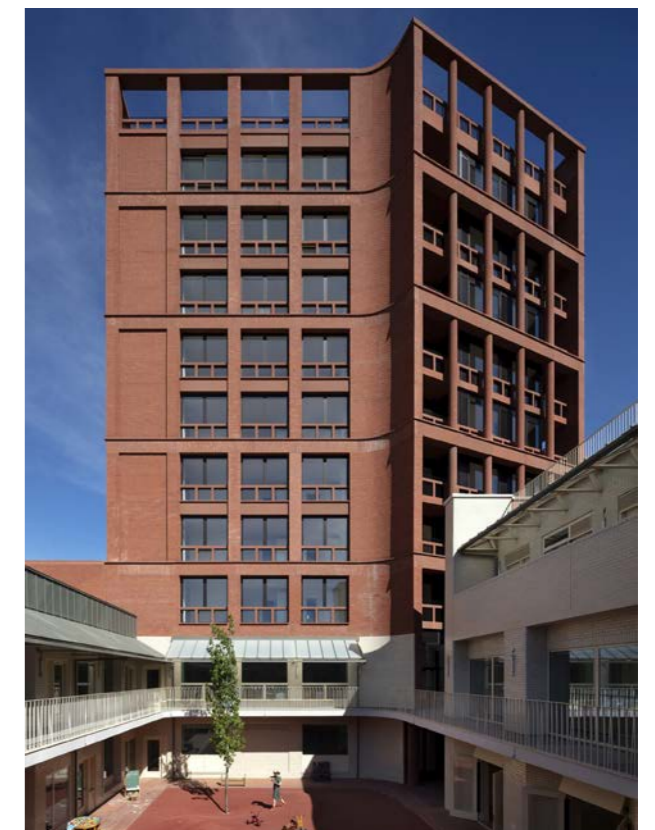
- Indicative Footprint
- Site Boundary
- Primary Active Frontage
- Secondary Active Frontage



View 4. Exploring development opportunity on Truman Brewery East & Cash and Carry, looking west from Hanbury Street



The Bourne Estate by Matthew Lloyd Architects



333 Kingsland Road by Henley Halebrown

4.3. Grey Eagle Street

Overview

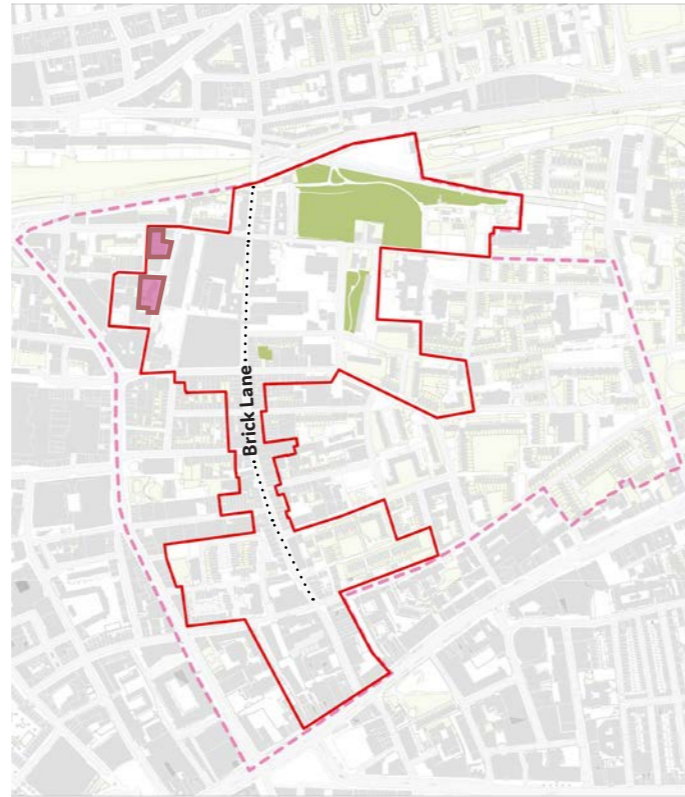
The Grey Eagle Street cluster comprises Grey Eagle Street, west to Commercial Road and north to Quaker Street. Proposed uses are a mix of commercial and residential use. The northern end of the west side of Grey Eagle Street is largely derelict. The east side of Great Eagle Street is a continuous wall behind which can be seen the blank brick walls of the Truman Brewery.

Strategic Objectives:

- Increase housing density
- Introduce elements of urban greening
- Provide a mix of ground floor uses

Urban Design Principles:

- Sensitivity to surrounding housing blocks
- Provision of play and informal recreation spaces in line with London Plan Policy S4
- Relate to the stepped massing of existing buildings
- Create links between Grey Eagle Street and Ely's Yard
- Active frontage and front doors to street



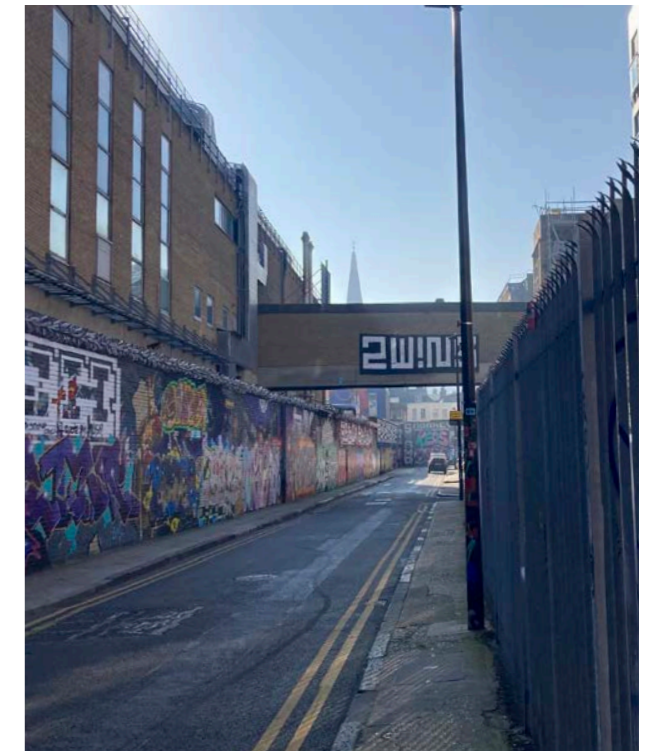
Existing Site Condition



Looking North down Corbet Place

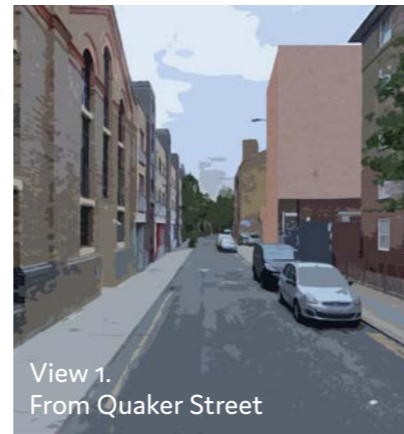
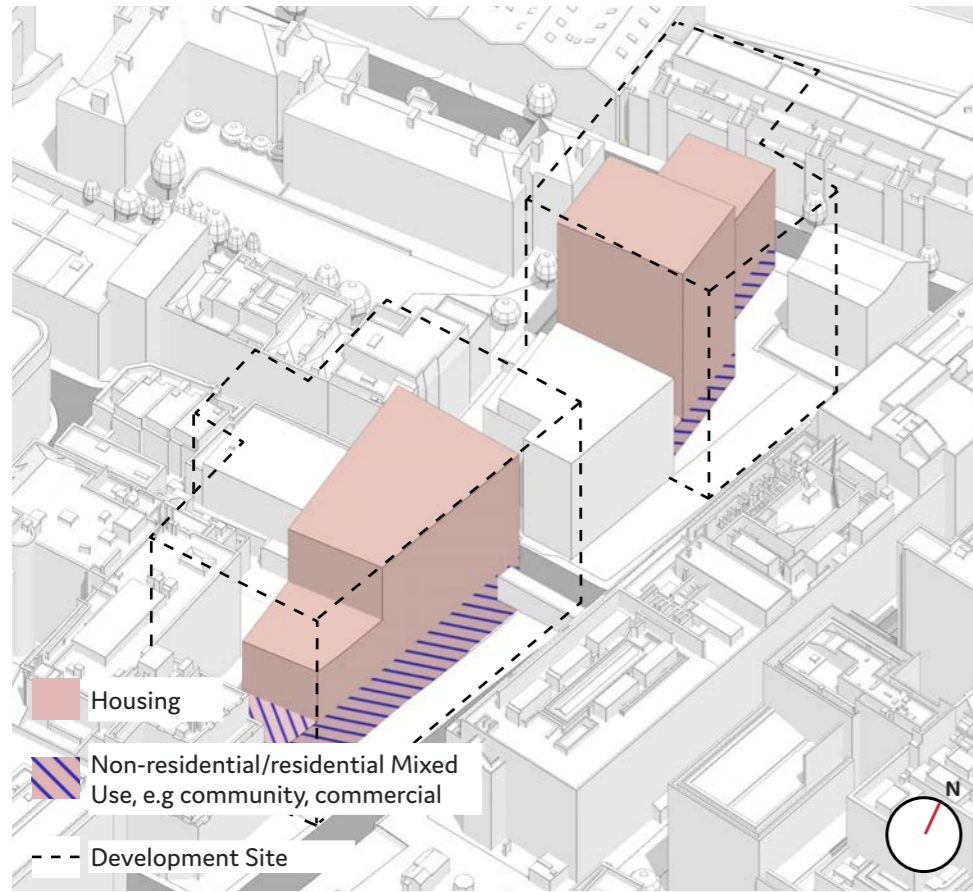


Existing Site Condition - looking west down Calvin Street



Existing Site Condition - looking south down Grey Eagle Street

4.3. Grey Eagle Street

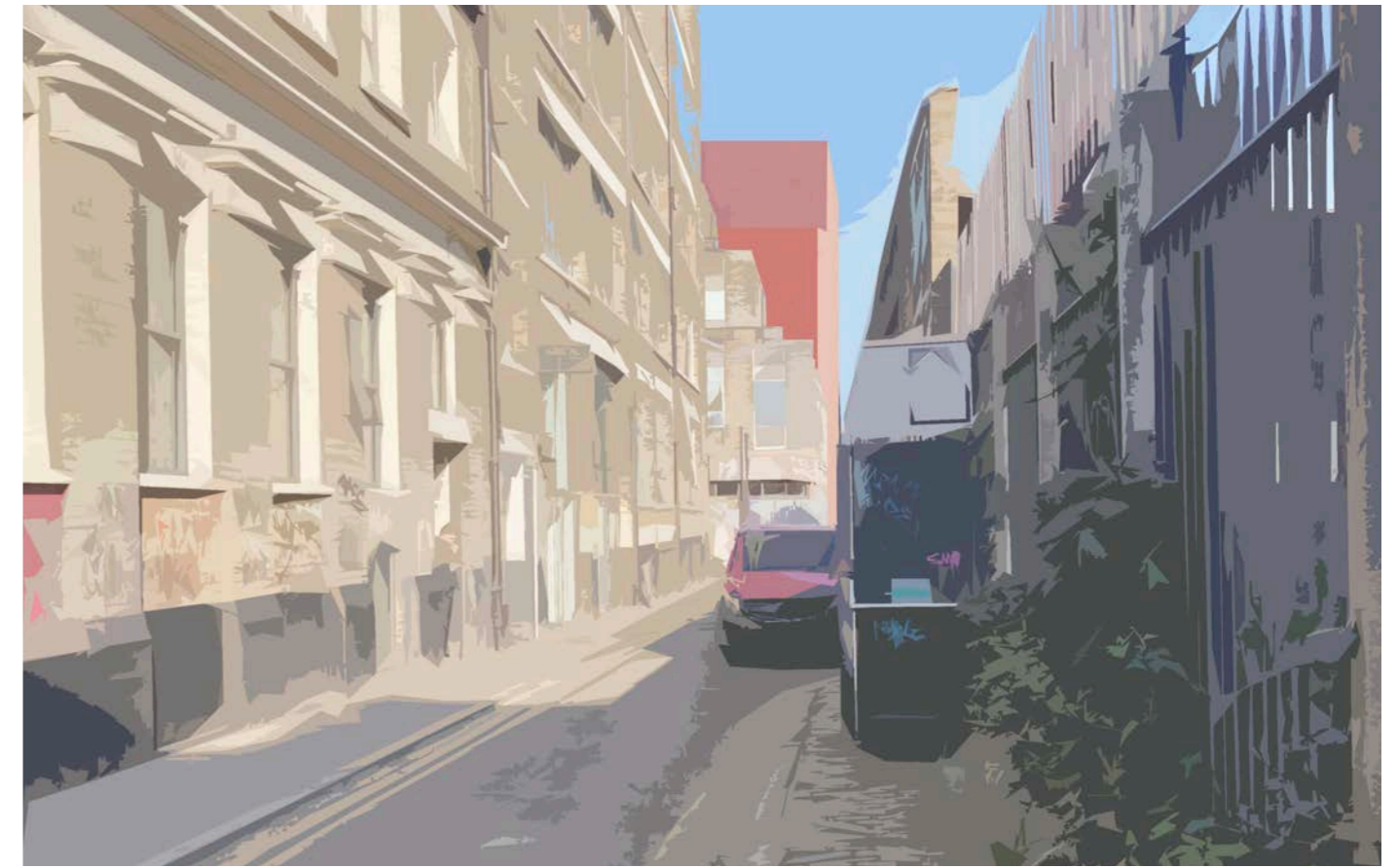


The SPD considers the sites on Grey Eagle Street to be key opportunity sites for housing. There is currently already a housing block on Grey Eagle Street however at the moment it feels marooned; increasing the density of housing in this area will create a more vibrant and convivial area.

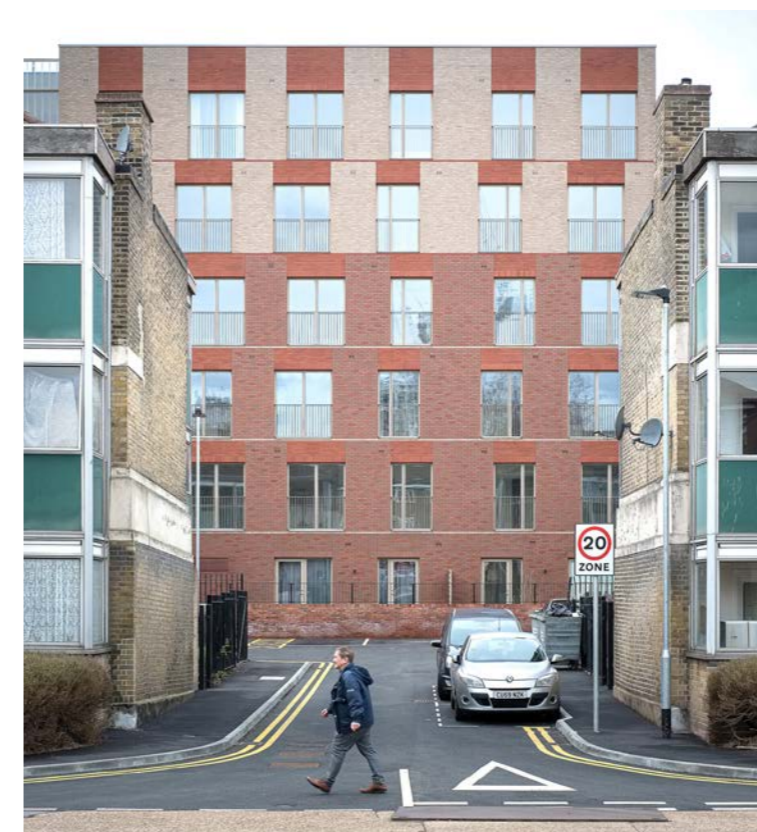
Consideration ought to be given as to how proposed schemes sit with existing buildings and think about how the ground floor of any proposed scheme can help provide lively street activity and make the street feel welcoming.

Illustrative massing shows a scheme from 7 storeys however design teams should undertake their own studies and analysis to determine appropriate massing.

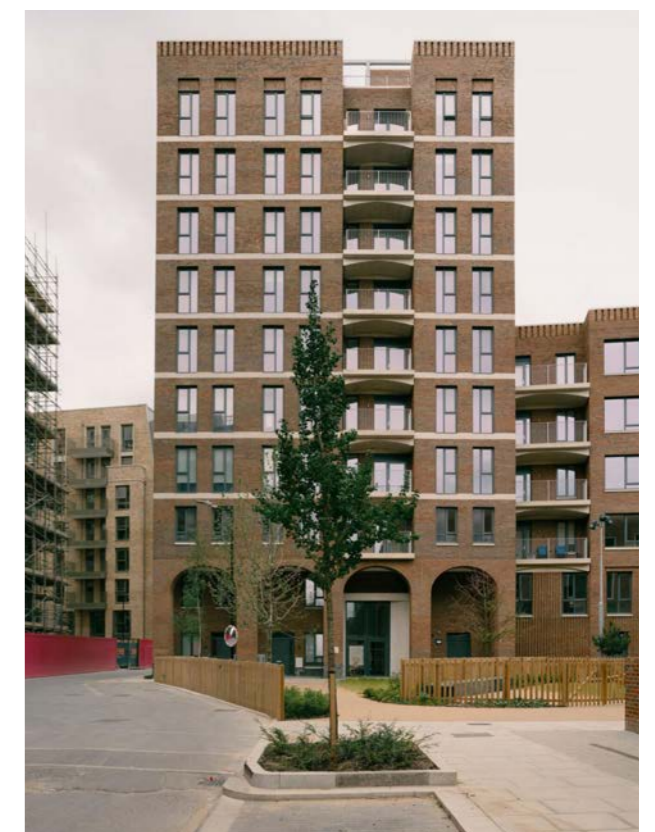
This area is also lacking in green space, proposed schemes ought to consider how to maximise introduction of green spaces and biodiversity within the architecture.



View 2. Exploring development opportunity on Grey Eagle Street seen from Corbet Place, looking north



Harbard Close by Reed Watts



Harriet Hardy by MAE

4.4. Hanbury Street Market

Overview

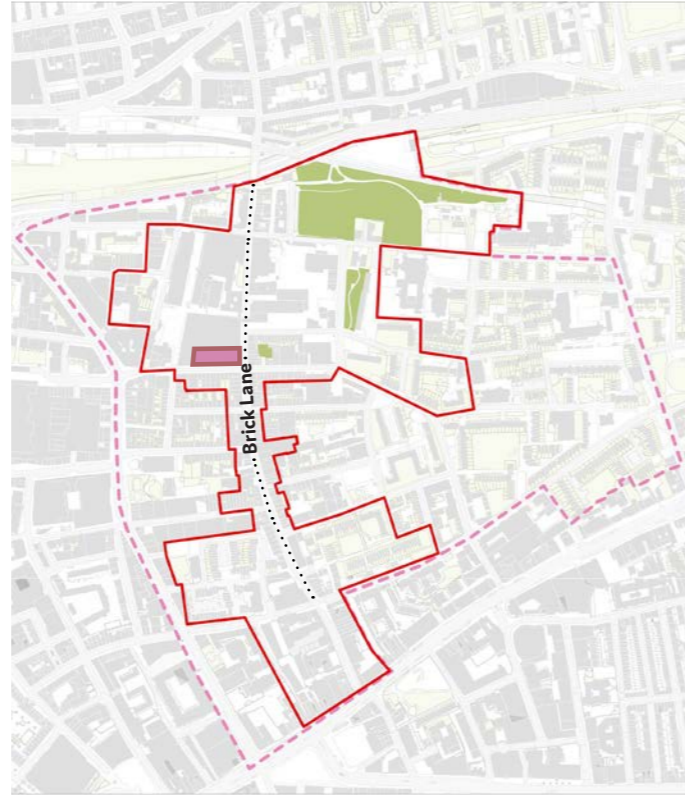
The Hanbury Street Market site houses an indoor market that is popular for street food and vintage shops. Along the street frontage there are also cafes and shops within large airy units. The building is of distinct form and has elements of architectural interest.

Strategic Objectives

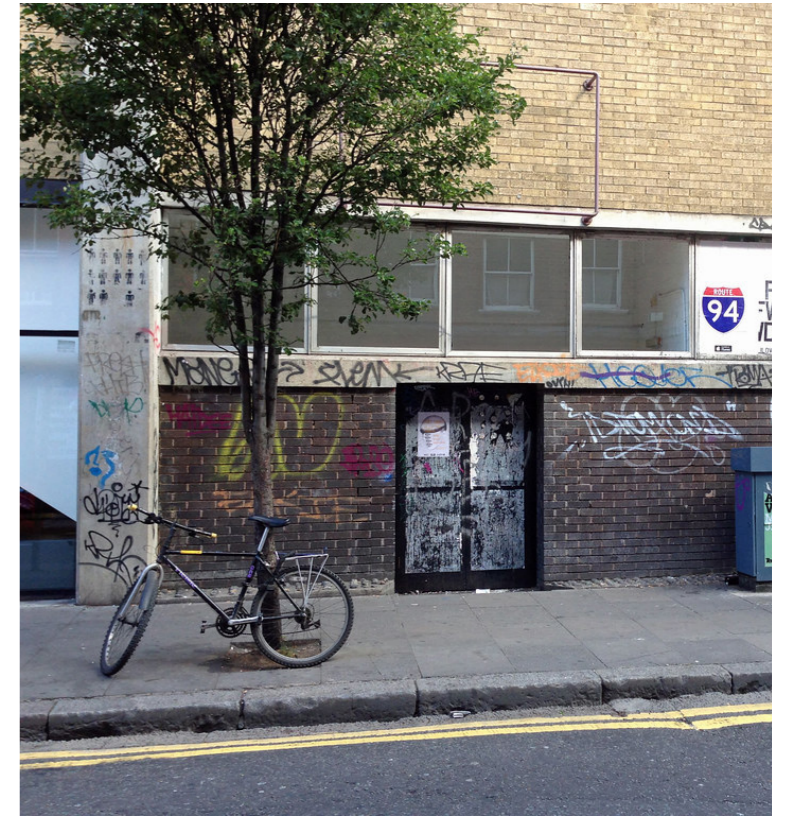
- Increase housing density by extending upwards
- Retain successful market use at ground and first floor
- Provide a mix of uses above first floor

Urban Design Principles

- Potential to try and retain existing structure and character
- Opening up the existing building to create a pocket park
- Respond to context for building heights



Existing Condition



Existing Condition

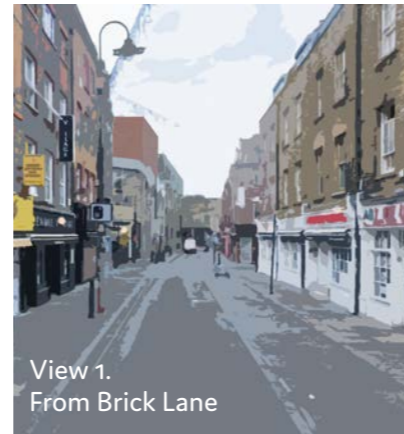


Internal Existing Condition



Existing Condition

4.4. Hanbury Street Market



The SPD recognises the popularity of the existing market spaces that are provided on the site and proposes that these uses are retained and enhanced.

The illustrative scheme suggest extending upwards, retaining the existing character and structure whilst adding more space for commercial, community or office space.

Housing is suggested for the upper floors, set back from the building frontage to give a sense of subservience.

There may also be opportunities for adding some green spaces, perhaps through opening up the existing structure and creating a walled garden or by introducing roof gardens.



View 2. Exploring development opportunity on Hanbury Street Market, seen from Hanbury Street, looking west



16 Chart Street by Ian Chalk Architects



Barchester Street by Metropolitan Worksop

4.5. Hanbury Street Infill Site

Strategic Objectives and overview

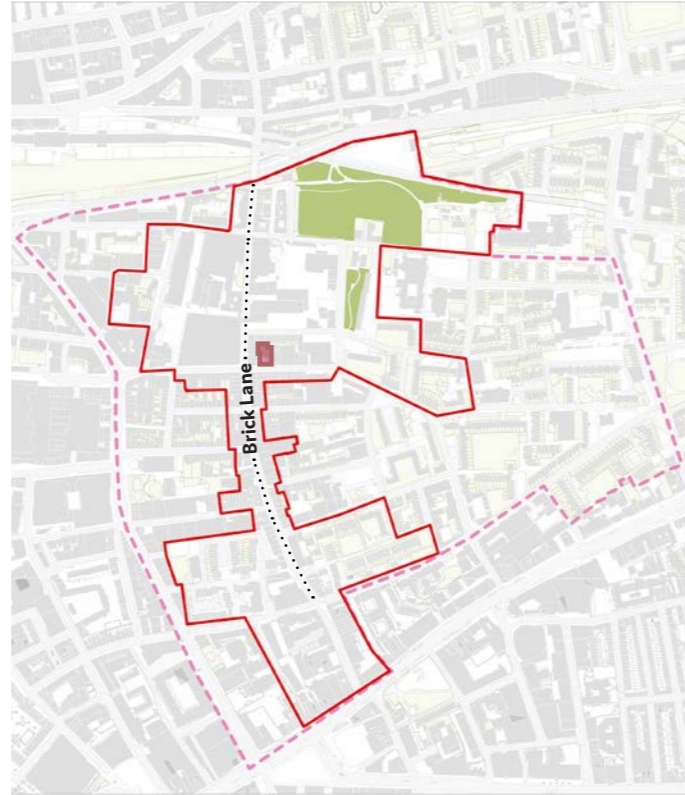
Hanbury Street is a street of small scale businesses with living above shops. The facade lines are unbroken with archways to yard spaces to the back. The existing buildings to the East of the site offer strong precedents for mixed use development especially in the adaptability of building forms and the scale of the shop units at ground floor with are suitable for small businesses.

Strategic Objectives:

- Create dense infill housing block with retail at ground
- Introduce a new publicly accessible green space to the rear of block

Urban Design Principles:

- Respect the existing building line
- Maximise the qualities of the garden behind
- Design with care the entrance into the garden from the street
- Consider how residential uses can be integrated into the street



Existing Site Condition



Hanbury Street looking west

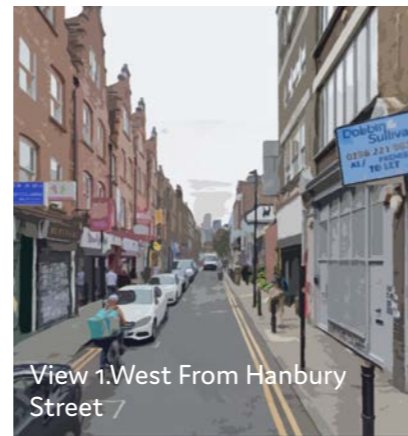
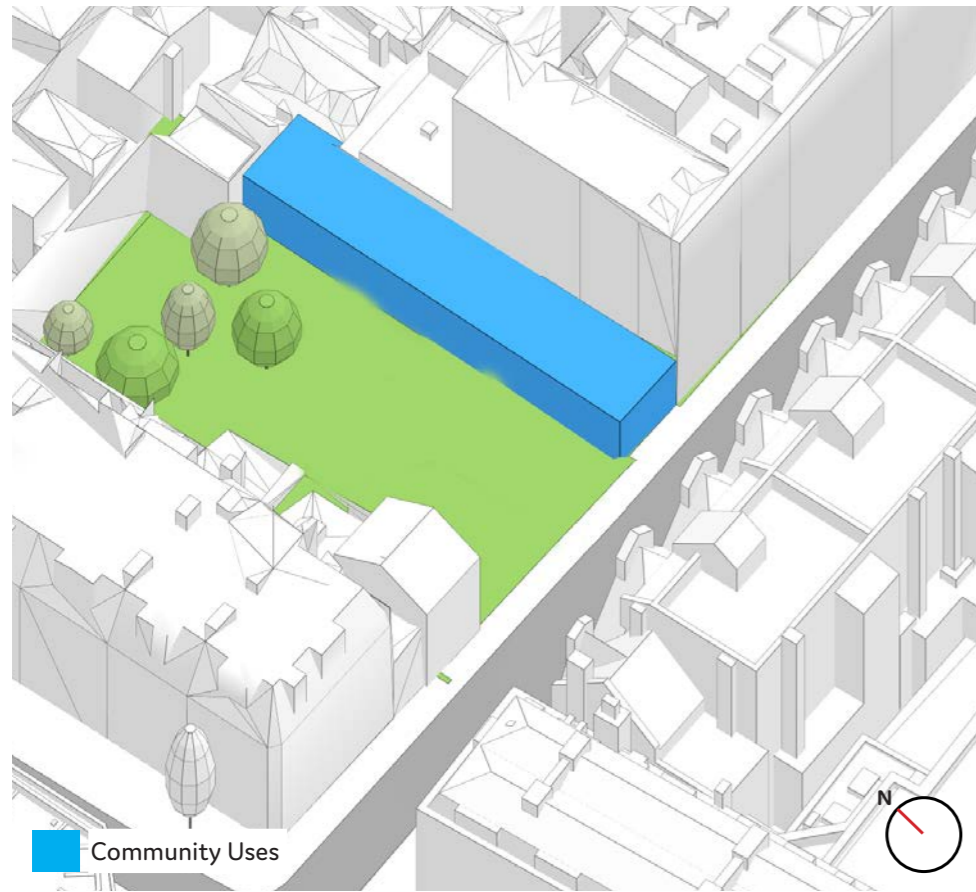


Existing Site Condition



Hanbury Street looking east

4.5. Hanbury Street Infill Site

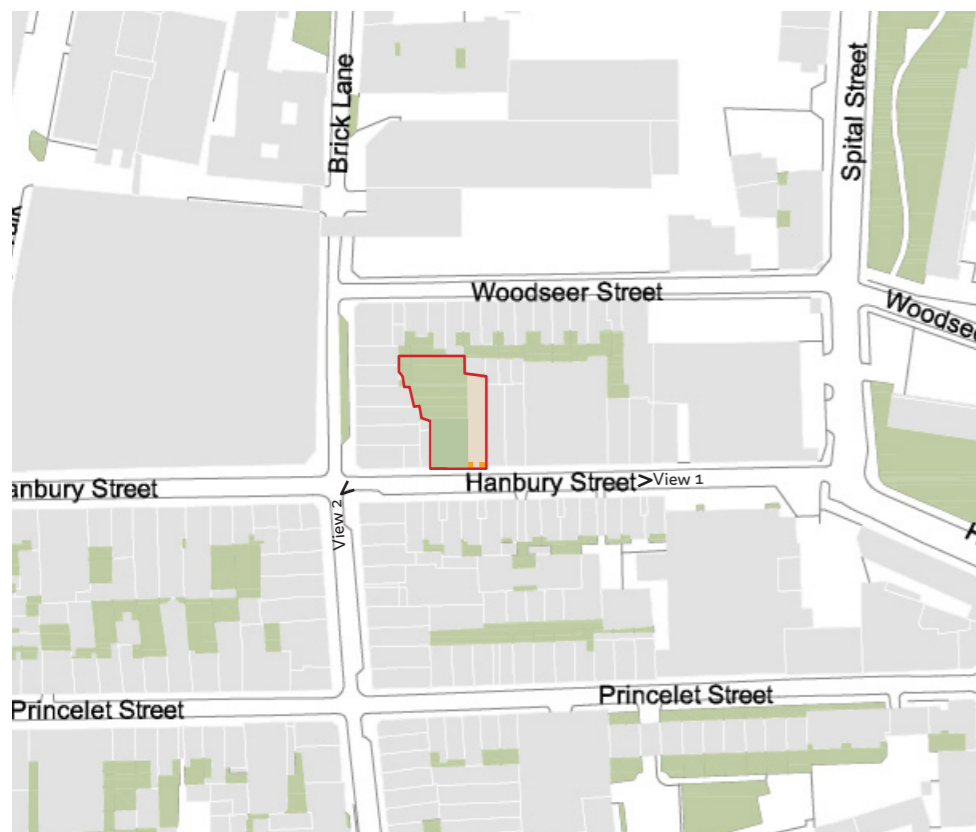


View 1. West From Hanbury Street

The SPD sees this site as an opportunity for a pocket park within the heart of Brick Lane.

This would be a much needed introduction of green space into the area. This introduction of green space would also help to increase biodiversity in the area.

The indicative illustrative proposal also shows the possibility of a community use building, this could be a flexible space that could be booked out by local residents and could potentially also host some small commercial uses such as a coffee shop. Storage for garden maintenance will also need to be provided for within a structure of some sort.



- Indicative Footprint
- Site Boundary
- Primary Active Frontage
- Secondary Active Frontage



View 2. Exploring pocket park opportunity on Hanbury Street Infill Site, seen from Brick Lane, looking east



Waterloo City Farm by Feilden Fowles



Lea Bridge Library by Studio Weave

4.6.1 Estate infill and Extensions - Tower Hamlets Community Housing

Overview

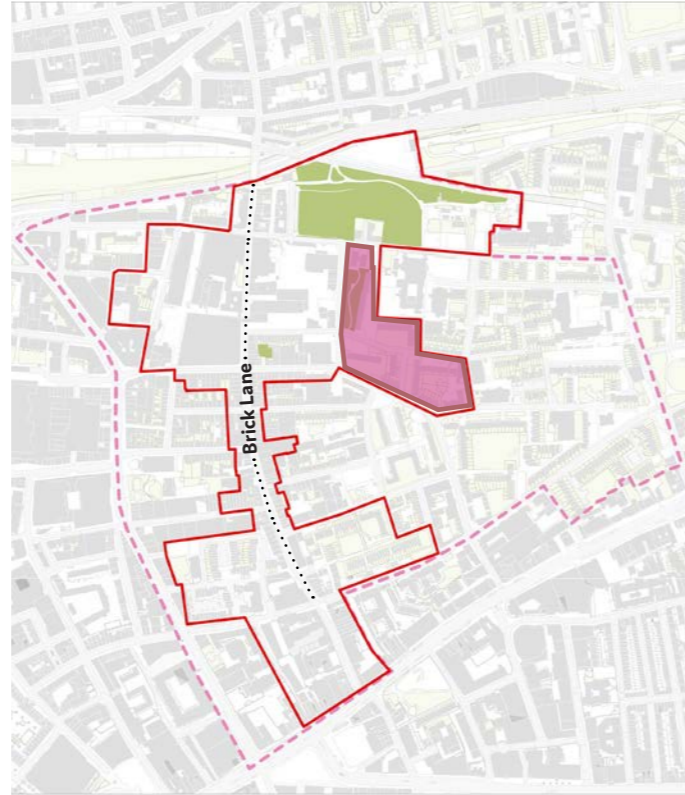
This section of the SPD looks at ways to increase density within existing housing stock, through infill opportunities and roof extensions. The SPD also considers landscaping improvements key to enhancing these neighbourhoods. Lack of green space was a key comment from community engagement sessions from residents within these areas and any new development should look to enhance the current offerings on these sites.

Strategic Objectives:

- Increase housing density
- Ensure residents are not displaced by works
- Look at off site manufacturing to reduce disruption
- Urban realm improvements

Urban Design Principles:

- Creation of contemporary additions that can be read differently to the existing housing stock
- Development that increases density of an estate should provide improvements to the public realm and green spaces available to residents
- Extensions and infill should be of high quality design that relates to their host buildings and surrounding context



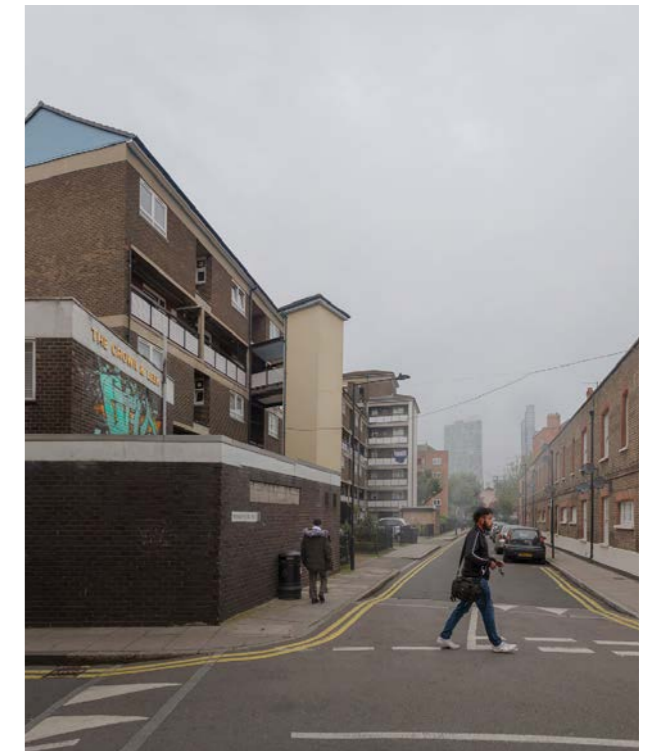
Hobson's Place



Hanbury House

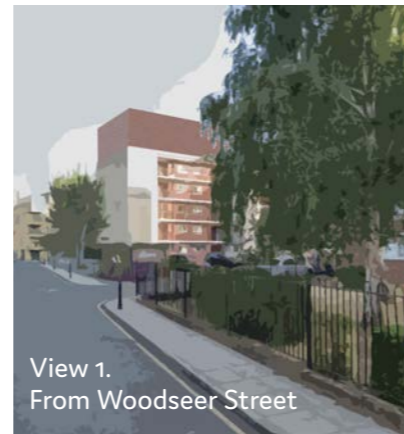
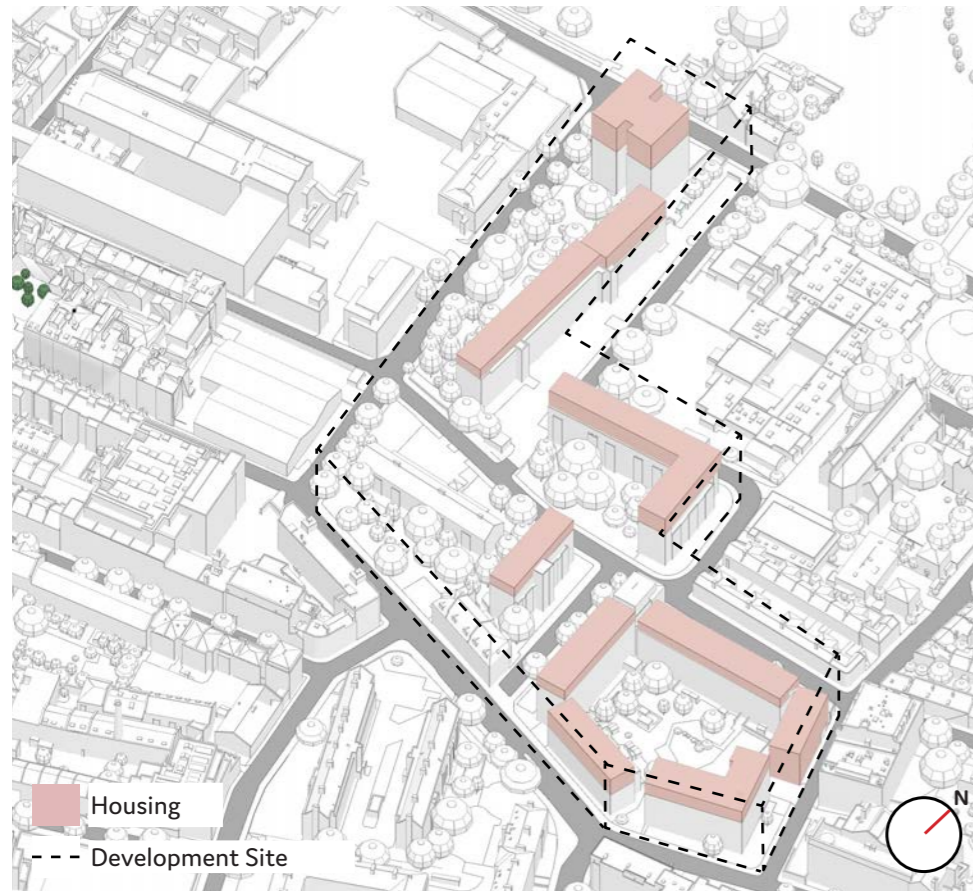


Vollasky House



Crown and Leek

4.6.1 Estate infill and Extensions - Tower Hamlets Community Housing

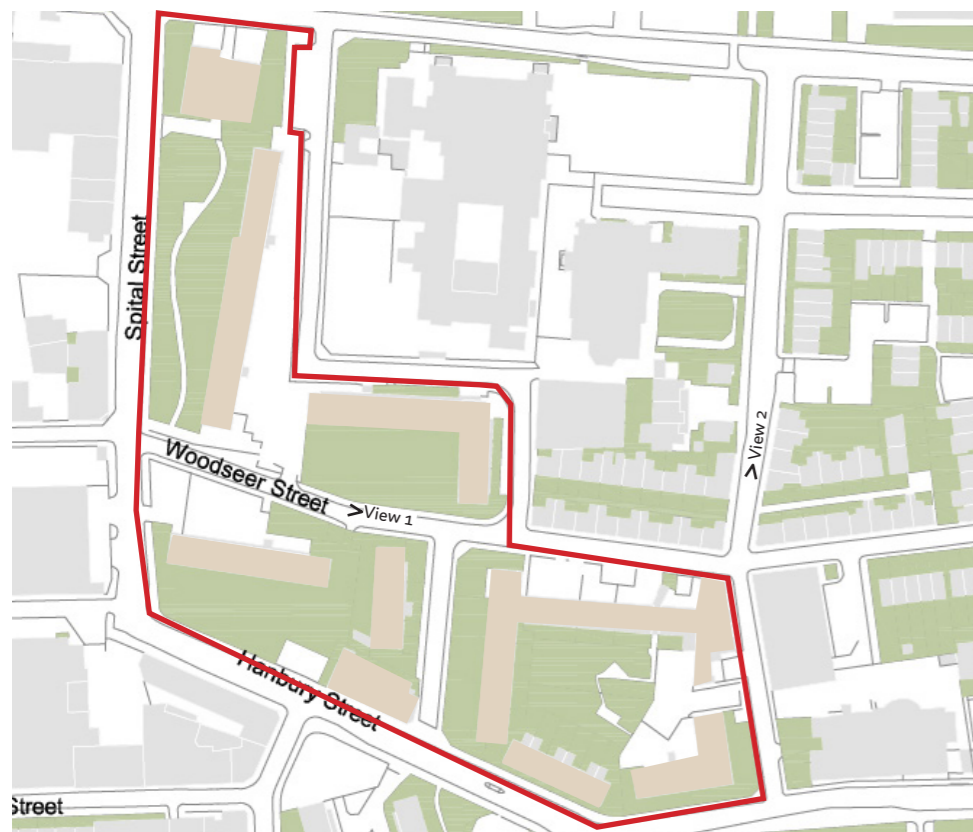


View 1.
From Woodseer Street

The SPD considers refurbishment, infill and extensions to existing housing estates as a means to increasing the number of homes within the Masterplan area.

Extensions ought to be of a coherent nature and minimising disruption for existing residents should be considered from the start of the design process. This could include consideration of innovative and modern methods of construction such as off site construction for quicker and less disruptive assembly on site.

The indicative scheme shows an additional storey to existing housing stock throughout, however design teams should undertake their own research and analysis as to what is possible and appropriate; it may be that some existing buildings can accommodate more than a single storey extension.



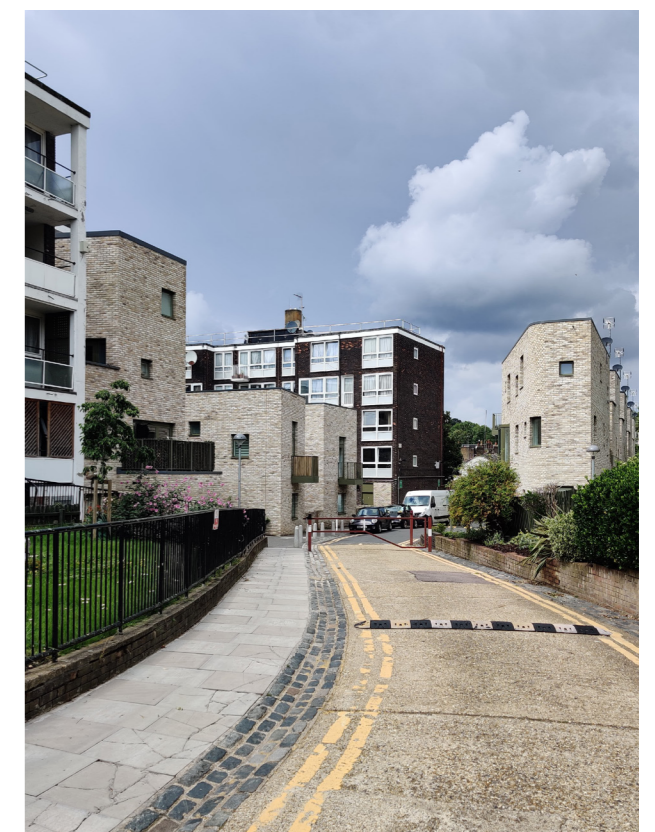
■ Potential sites for infill/extension
— Site Boundary



View 2. Exploring development opportunity on the Tower Hamlets Community Housing site, seen from Deal Street



Antony House & Roderick House by HTA / HKR



Kiln Place by Peter Barber Architects

4.6.2 Estate infill and Extensions - Flower & Dean Estate

Overview

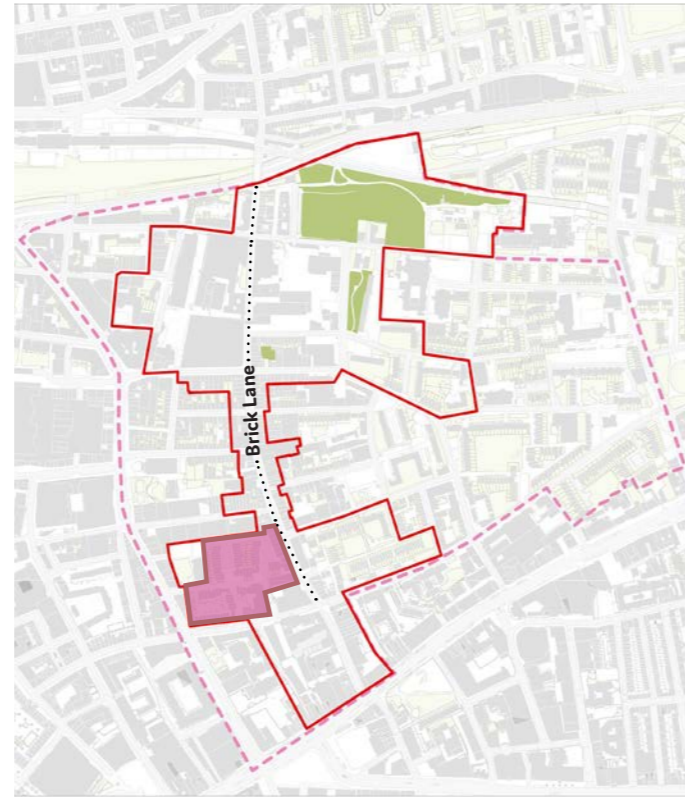
This section of the SPD looks at ways to increase density within existing housing stock, through infill opportunities and roof extensions. The SPD also considers landscaping improvements key to enhancing these neighbourhoods. Lack of green space was a key comment from community engagement sessions from residents within these areas and any new development should look to enhance the current offerings on these sites.

Strategic Objectives:

- Increase housing density
- Ensure residents are not displaced by works
- Look at off site manufacturing to reduce disruption
- Urban realm improvements

Urban Design Principles:

- Creation of contemporary additions that can be read differently to the existing housing stock
- Development that increases density of an estate should provide improvements to the public realm and green spaces available to residents
- Extensions and infill should be of high quality design that relates to their host buildings and surrounding context



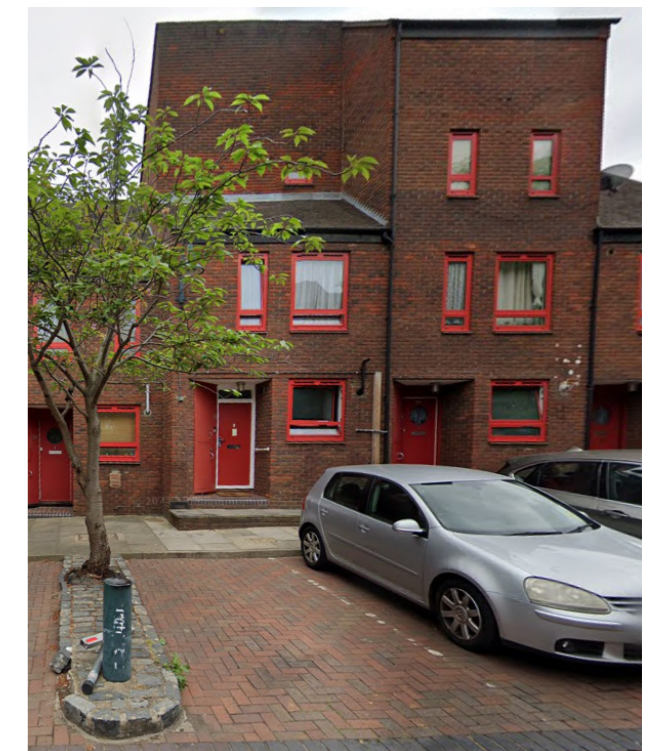
Existing condition of housing on Flower and Dean Estate



Retained heritage

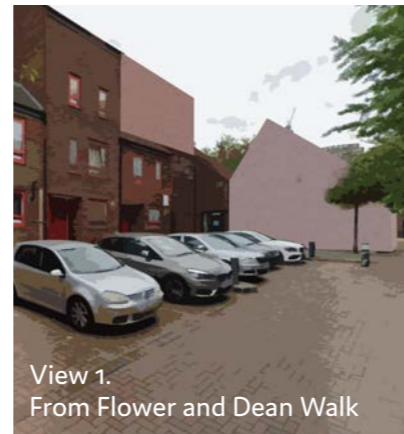
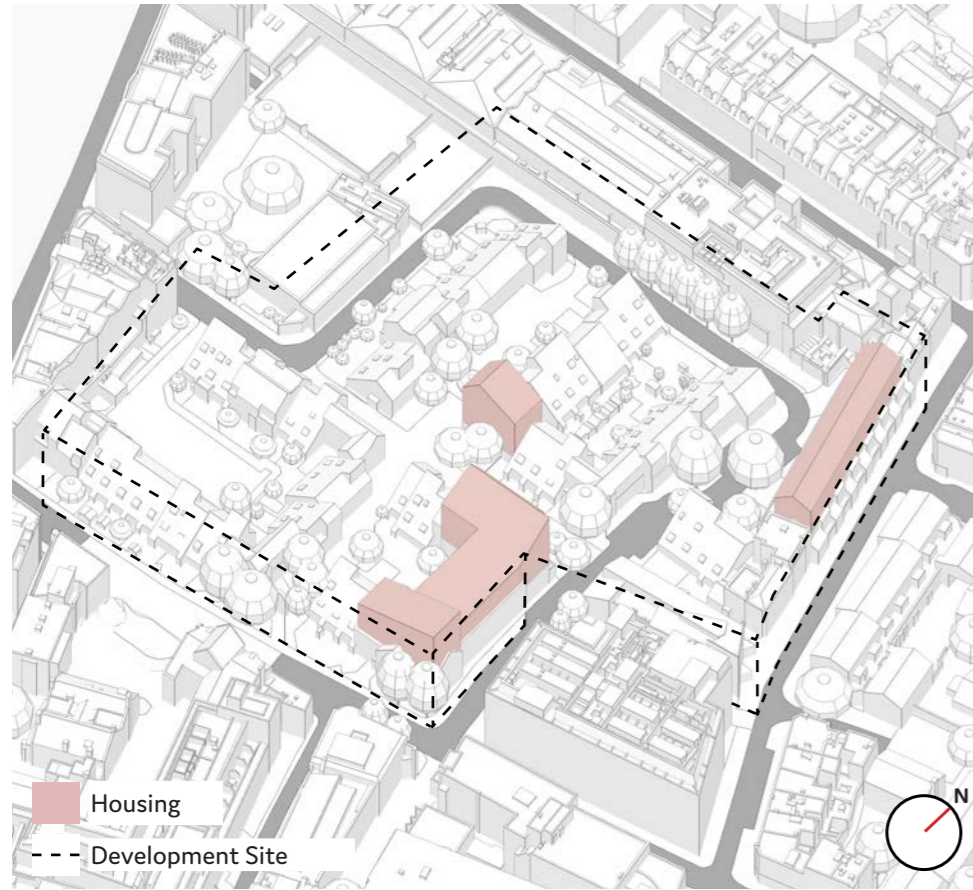


Flower and Dean Estate when new



Existing condition of housing on Flower and Dean Estate

4.6.2 Estate infill and Extensions - Flower & Dean Estate

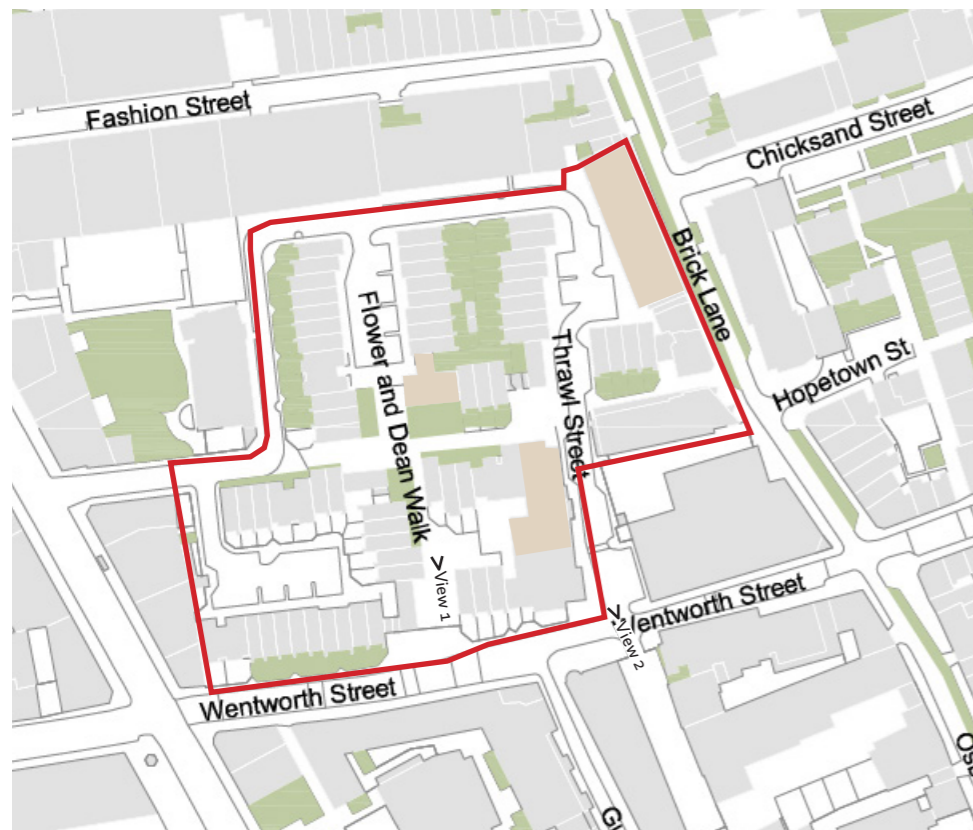


View 1.
From Flower and Dean Walk

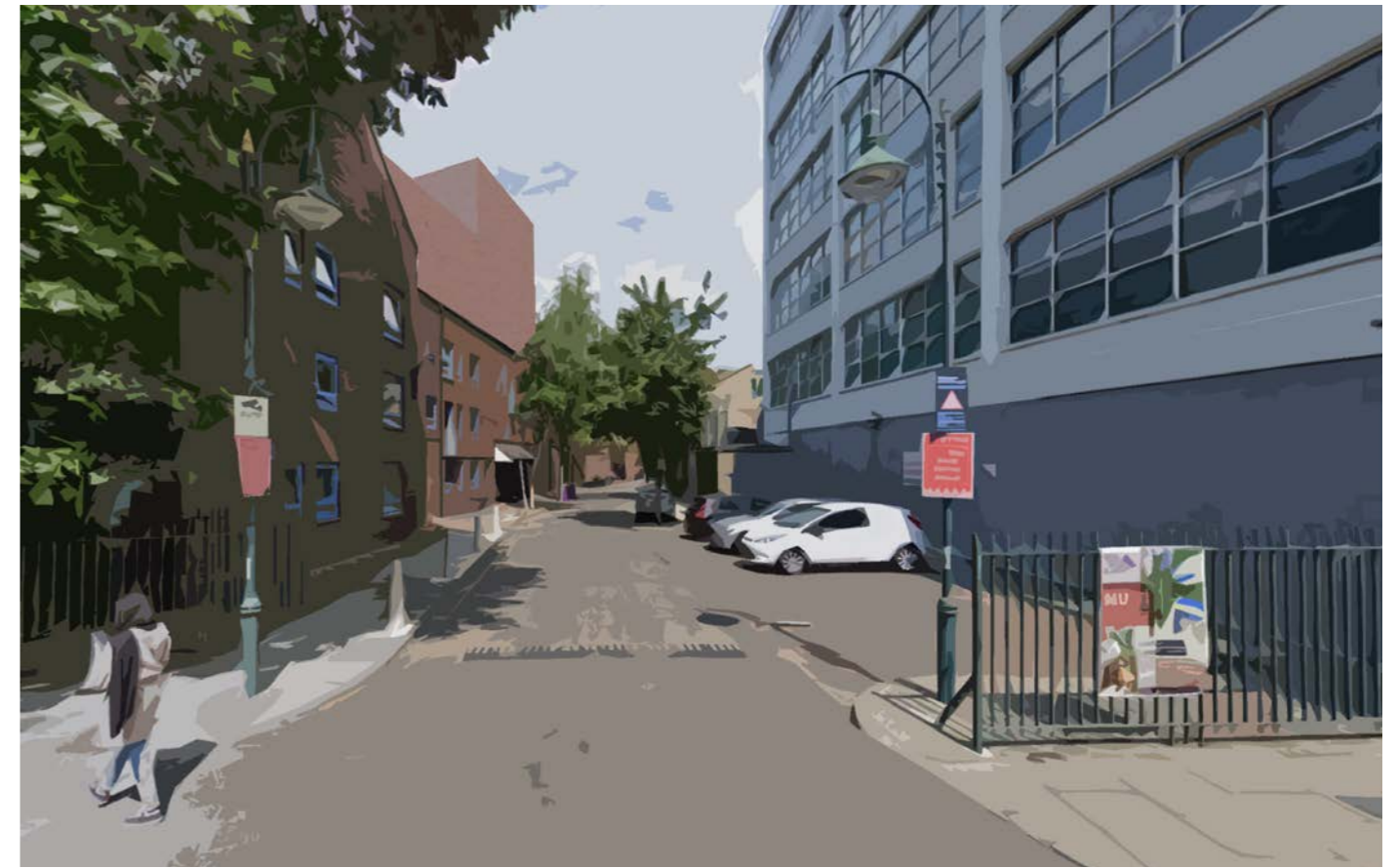
The Flower and Dean Estate is a characterful estate with distinctive roof forms and irregular massing. Because of this, roof extensions across the estate are perhaps more complex than in other areas. However should design teams look into extension and infill opportunities across the site, they should ensure that additions are of a high quality and in keeping with the existing character of the estate.

The indicative massing indicates some potential roof extension and infill opportunities but design teams must undertake their own analysis and studies to determine what is possible and appropriate.

Improvements to the landscaping, particularly with the introduction of more soft and green landscaping would greatly enhance the estate. Whilst the housing is characterful, the landscaping is dominated by concrete pavements and brick paver roads; the introduction of pockets of greenery and planters would vastly improve the public realm.



■ Potential sites for infill/extension
 — Site Boundary



View 2. Exploring development opportunity on the Flower and Dean Estate, seen from Wentworth Street



Thamesmead landscaping improvements by Levitt Bernstein



Chandos Way and Britten Close by RCKA

4.7. Osborn Street

Overview

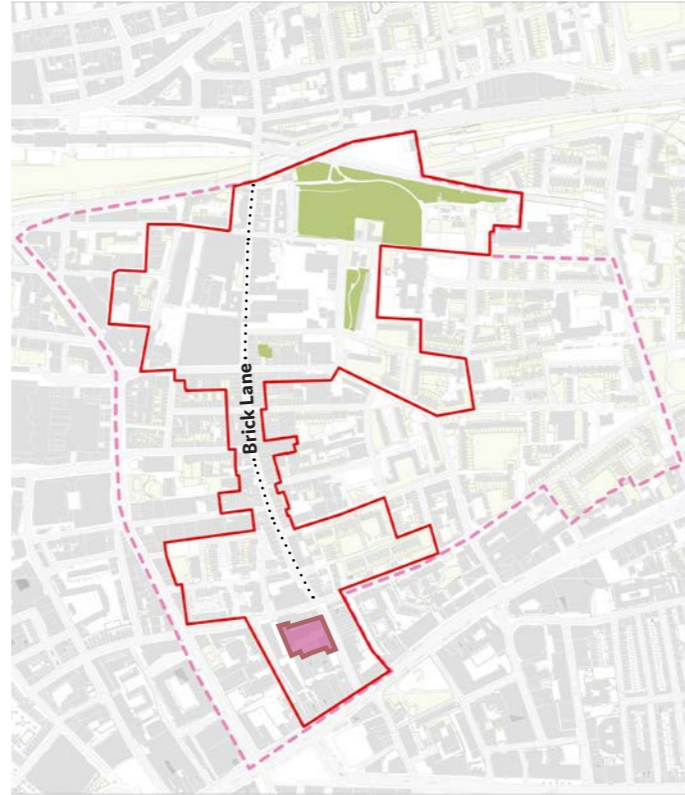
The site at 5-25 Osborn Street is at the southern end of the SPD boundary area and sits behind the grade II* listed Whitechapel Gallery and Aldgate East station. On opposite side of the road is a recently completed 7 Storey hotel.

Strategic Objectives:

- Increase activity at the south end of the SPD boundary area
- Create new yard spaces for places of congregation
- Possible connections to the Whitechapel gallery
- Should include housing provision at the southern end of the SPD boundary area

Urban Design Principles:

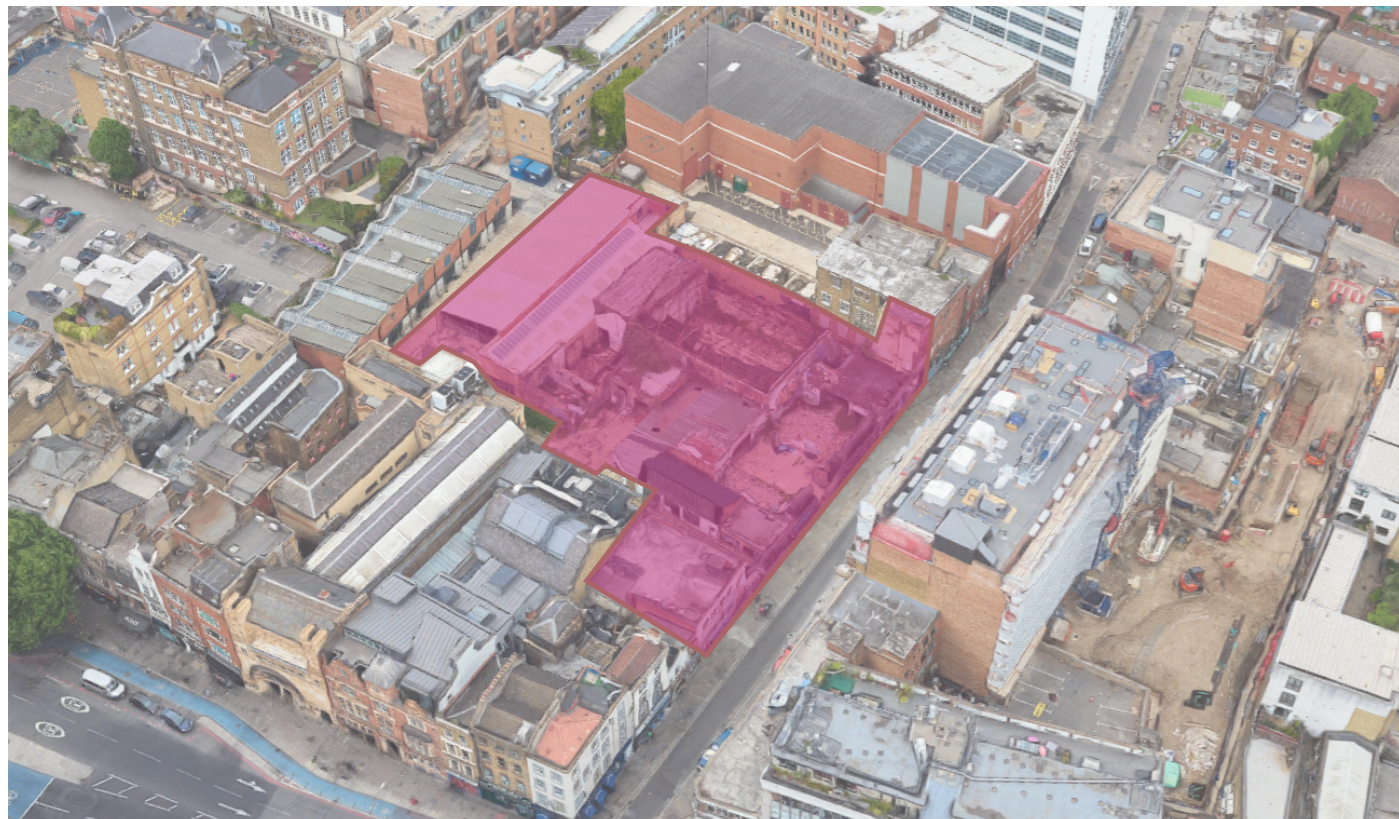
- Stepped massing to reduce the street impact
- Consideration should be given to the depth of plan by ensuring sufficient floor to ceiling heights to achieve appropriately proportioned spaces and scale of frontage at ground level
- Introduction of terraced roof gardens to introduce greenery into the area



Existing Site Condition - Looking South



Looking North down Gunthorpe Street at the rear of the site

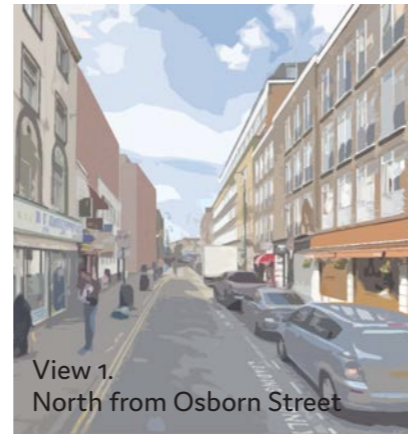
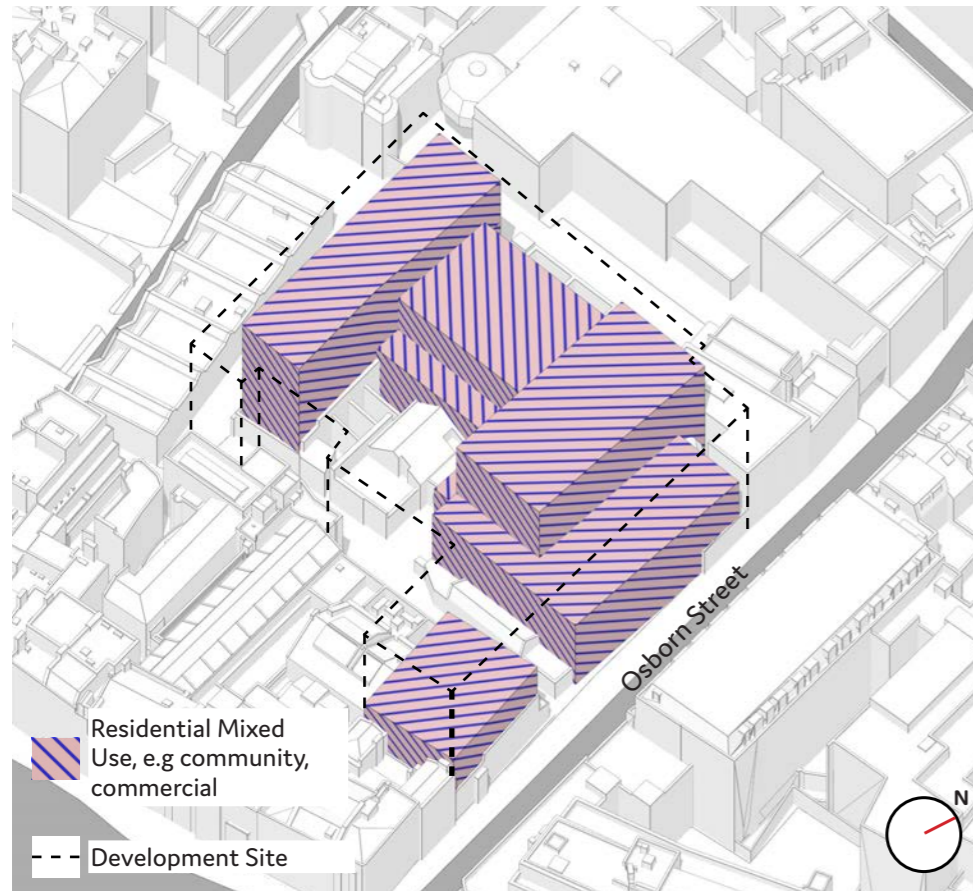


Visualisation of the new hotel across the road



Entrance to the Whitechapel Gallery

4.7. Osborn Street



View 1.
North from Osborn Street

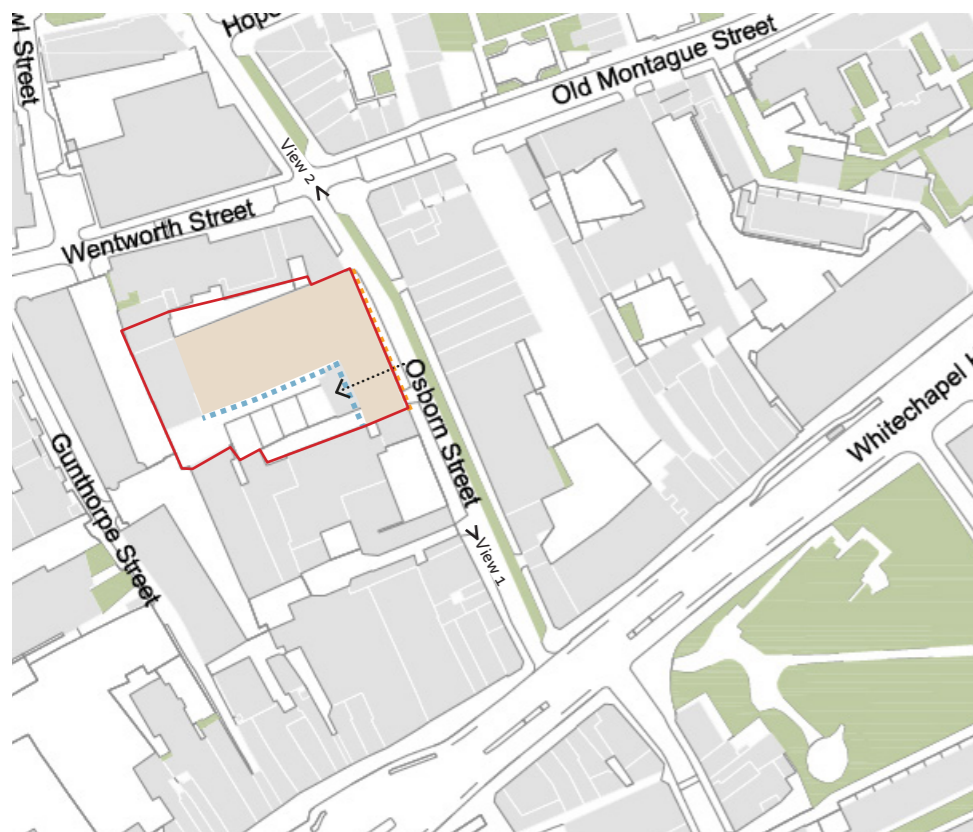
The SPD sees this site as an opportunity to enhance an area that feels somewhat neglected currently. Feedback from community engagement was that footfall never reached this part of the Masterplan area because it lacks reason for people to go there.

By creating a development that has a mix of commercial, community uses and housing, the area would become more active and social, which in turn would make the area feel safer.

The illustrative massing shows a scheme starting at 4 storeys but design teams should undertake their own studies to determine the most appropriate massing. Design teams should also explore opportunities for retention and refurbishment of some of the existing structures on the site.

The illustrative scheme looks at the introduction of housing above a mixed use hub. The opportunity for a new yard space should also be explored, to allow for a meeting space for both those using the building and the public.

- Indicative Footprint
- Site Boundary
- Primary Active Frontage
- Secondary Active Frontage



View 2. Exploring development opportunity on the Osborn Street site, looking south along Osborn Street



Cremer Street by WWM



15 Clerkenwell Close by Groupwork

05

Delivery of the Vision

- 5.0. Overview
- 5.1. Funding
- 5.2. Infrastructure
- 5.3. Monitoring



5.0. Overview

The vision set out within the Spitalfields and Banglatown Masterplan SPD contains a number of key physical and social infrastructure initiatives. The provision of such infrastructure is a critical component of sustainable masterplanning and placemaking.

The infrastructure requirements, studies and recommendations contained within this masterplan are supported by policies and strategies within existing and draft planning policy documents at a national, regional and local level.

The area covered by the Spitalfields and Banglatown Masterplan SPD has multiple landowners, creating challenges in the practical delivery of physical and social interventions recommended within the SPD. It is therefore incumbent on landowners and authorities to work together through a collaborative approach in the design and development of schemes, supporting physical and social infrastructure, public realm, open space and other services. The Council is committed to working productively with landowners, developers and key partners through the development management process to ensure a co-ordinated approach.

The Spitalfields and Banglatown Masterplan SPD will primarily be delivered by the following Delivery Bodies: London Borough of Tower Hamlets (LBTH) Tower Hamlets is the local planning authority with jurisdiction over the Spitalfields and Banglatown Masterplan SPD area. The Council has important statutory and regulatory powers that can enable major and comprehensive regeneration opportunities to be delivered.

Key Landowners

The cooperation of landowners and organizations will be critical in ensuring the vision of the Masterplan and key regeneration opportunities are delivered. Key landowners within the masterplan area include the London Borough of Tower Hamlets, Truman Estates, Transport for London, and Tower Hamlets Community Homes.

Other Key Partners

Transport for London, the Greater London Authority, Housing Associations, Local Businesses, Community and Faith Organisations and Charities, and Spitalfields and Banglatown Residents.

5.1. Funding

To fund the delivery of the principles and strategies within the masterplan SPD, local, regional and central government authorities will need to work collaboratively with landowners and developers. The following funding and resource opportunities will need to be utilised to secure the provision of strategic infrastructure including:

Development Industry

Landowners and developers for sites within the masterplan area will provide the primary funding of infrastructure through the delivery of development schemes. The appropriate provision for and funding of infrastructure opportunities will be determined through the development management process along with other funding sources.

Community Infrastructure Levy (CIL)

This Levy is a charge applied to most types of new development over a certain size. These payments can assist in funding local infrastructure projects that are needed to support new developments such as schools, connections, health services, leisure, open spaces, transport improvements and further studies.

Section 106 Agreements

Section 106 Agreements, otherwise known as 'planning obligations', are legally binding agreements that can be made in connection with planning permissions. Agreements contain obligations, either financial or non-financial, where it is necessary to offset or mitigate the impacts caused by development. It would be possible to secure financial or non-financial obligations to support the provision of infrastructure across the masterplan area.

Other Public Sector

Other public sector funding streams could arise, such as through the Housing Infrastructure Fund, other Central Government schemes, Homes England, GLA, TfL or through local and regional authority schemes. These public sector funding bodies may have the ability to assist in bring forward new homes, community facilities and infrastructure.

5.2. Infrastructure

The council's Infrastructure Delivery Plan identifies infrastructure that will need to be delivered during the Local Plan period (2023-2038). There are several projects within the Masterplan Area and surroundings that will require delivery support through development identified in this SPD. These include refurbishment of the Montefiore Centre, and the development of a dedicated Bangladeshi Women's Resources Centre in Whitechapel Ward.

5.3. Monitoring

The Council monitors the effectiveness and suitability of policies in the Council's Annual Monitoring Report (AMR). The guidance points in the Spitalfields and Banglatown Masterplan SPD will be monitored as part of this process and where necessary will be updated or replaced.

In addition, to ensure the delivery of the SPD, council officers will engage with developers and landowners in the area through regular meetings and forums. The purpose of these meetings will be to coordinate development on multiple sites within the area and to identify any challenges or threats to delivery.

