What is this document?

This document provides the evidence base for the design elements of the site allocations within the Managing Development DPD.

It illustrates how the design guidance for each site has been developed in terms of:

- Open space and Green Grid connections
- Connections and permability (walking, cycling and vehicular)
- Focus areas for public realm improvements
- Specific requirements, e.g. requirements to address noise pollution
- Development parcels (where the specific location of development is known)

These different elements are shown on individual layers and built up to produce the final map for inclusion within the Managing Development DPD.

Where a masterplan or other evidence base exists, these have been referenced, rather than repeated.

The information provided here is indicative and will likely be subject to change during the development of future guidance and through pre-application discussions as part of the development management process.
## 1 Bishopsgate Goods Yard

<table>
<thead>
<tr>
<th>Address</th>
<th>Shoreditch High Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size (ha)</td>
<td>4.24</td>
</tr>
<tr>
<td>PTAL rating</td>
<td>5</td>
</tr>
<tr>
<td>Flood zone(s)</td>
<td>1a</td>
</tr>
<tr>
<td>London Plan density matrix classification</td>
<td>Central</td>
</tr>
<tr>
<td>Existing use(s)</td>
<td>Shoreditch High Street Over-ground Station and vacant land</td>
</tr>
<tr>
<td>Proposed use(s)</td>
<td>Strategic housing development Local Park Idea Store District heating facility Other compatible uses</td>
</tr>
</tbody>
</table>

### Specific evidence base


### Site context

Bishopsgate Goods Yard is located on the western edge of the borough with the portion of the site west of the London Overground Station within the London Borough of Hackney. It is currently a vacant site with the elevated London Overground line running along its centre. Within the southern portion of the site lies the inactive Braithwaite railway viaduct which is Grade II Listed. To the north, the site is bounded by Bethnal Green Road and to the south by active railway lines. The site is surrounded by conservation areas, containing a number of listed buildings of distinctive designs and is adjacent to the vibrant mix of uses within Brick Lane district centre.

Please refer to the Bishopsgate Goods Yard Masterplan Interim Planning Guidance (2008) for information relating to the development of the design proposals for the site.

The analysis provided here is an interpretation of the guidance set out in the masterplan, made relevant for the Managing Development DPD.
### 2 Marian Place Gas Works and The Oval

<table>
<thead>
<tr>
<th>Address</th>
<th>Marian Place / The Oval / Emma Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size (ha)</td>
<td>3.75</td>
</tr>
<tr>
<td>PTAL rating</td>
<td>4</td>
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<tr>
<td>Flood zone(s)</td>
<td>1a</td>
</tr>
<tr>
<td>London Plan density</td>
<td>Urban</td>
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<tr>
<td>matrix classification</td>
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</tr>
<tr>
<td>Existing use(s)</td>
<td>Active gas holders and warehousing</td>
</tr>
<tr>
<td>Proposed use(s)</td>
<td>Strategic housing development</td>
</tr>
<tr>
<td></td>
<td>Local Park</td>
</tr>
<tr>
<td></td>
<td>District heating facility</td>
</tr>
<tr>
<td></td>
<td>Other compatible uses</td>
</tr>
<tr>
<td>Specific evidence base</td>
<td>Green Grid Strategy (2010)</td>
</tr>
</tbody>
</table>

**Site context**

The site comprises a number of areas home to different employment uses. The predominant feature is the gas holders, lending itself to the character of the site and wider area. To the east and west of the gas holders, within the site, are 2-3 storey warehouses and further east lies The Oval, a designated London Square. It is bounded to the north by Regents Canal, to the west by Pritchard Road, Emma Street on the south and railway line and Cambridge Heath Road to the east.

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**Existing built environment**

**Open space and connections opportunities**

**Connections opportunities**

**Public realm improvements and noise barriers**
Site boundary
Publicly accessible open space
Walking/cycling route
Green Grid route
Improved public realm
Activated waterspace
Noise screening
# 3 Goodman’s Fields

<table>
<thead>
<tr>
<th>Address</th>
<th>Alie Street, Gower’s Walk, Leman Street, Hooper Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size (ha)</td>
<td>3.65</td>
</tr>
<tr>
<td>PTAL rating</td>
<td>6a</td>
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<tr>
<td>Flood zone(s)</td>
<td>1a</td>
</tr>
<tr>
<td>London Plan density matrix classification</td>
<td>Central</td>
</tr>
<tr>
<td>Existing use(s)</td>
<td>Vacant buildings and land</td>
</tr>
<tr>
<td>Proposed use(s)</td>
<td>Strategic housing development, Health facility, District heating facility, Other compatible uses</td>
</tr>
</tbody>
</table>

**Site context**

The site is currently vacant land and used for car parking. It is immediately south of Aldgate and lies within the City Fringe. The surrounding area is a mixture of architectural styles, with modern office and residential developments interspersing historic street patterns. The site is bounded to the north by Alie Street, to the west by Leman Street, to the east by Gower’s Walk and to the south by recent housing development. The site is not located within a conservation area but there a number of conservation areas within the surrounding area.

Please refer to Aldgate Connections (2011) document and Aldgate Masterplan (2007) for information relating to the development of the design proposals for the site.

The analysis provided here is an interpretation of the guidance set out in the masterplan, made relevant for the Managing Development DPD.
SITES DESIGN APPRAISAL EVIDENCE BASE

Key
- Site boundary
- Development parcel
- Publicly accessible open space
- Walking / cycling route
- Green Grid route
- Improved public realm
- Focal point

## 4 News International

<table>
<thead>
<tr>
<th>Address</th>
<th>Pennington Street</th>
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</thead>
<tbody>
<tr>
<td>Size (ha)</td>
<td>5.78</td>
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<tr>
<td>PTAL rating</td>
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</tr>
<tr>
<td>Flood zone(s)</td>
<td>1</td>
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<tr>
<td>London Plan density matrix classification</td>
<td>Central</td>
</tr>
<tr>
<td>Existing use(s)</td>
<td>Offices and associated car parking</td>
</tr>
<tr>
<td>Proposed use(s)</td>
<td>Strategic housing development</td>
</tr>
<tr>
<td></td>
<td>Secondary school or Primary school</td>
</tr>
<tr>
<td></td>
<td>District heating facility</td>
</tr>
<tr>
<td></td>
<td>Other compatible uses</td>
</tr>
</tbody>
</table>

**Specific evidence base**

- Green Grid Strategy (2010)

**Site context**

The key features of the site comprise the print works building and the Grade II listed rum warehouse along the southern side of Pennington Street. The western portion of the site is a car park. The buildings and uses surrounding the site are diverse. To the north, between the site and the Highway, are a range of residential and commercial buildings including the Telford Yard residential apartments on the corner of Virginia street and Pennington Street. To the east of Telford Yard is a mix of residential and commercial premises including the Times House building. Grade I listed Tobacco Dock is to the east which was converted into a shopping centre and is currently vacant.
The Highway
Pennington Street
Vaughan Way
Kennet Street
To Watney Market
District Centre
To Wapping Lane
Tobacco Dock
Thomas More Neighbourhood Centre
Swedentorg Gardens
St Katharine Docks

Key
- Site boundary
- Walking / cycling route
- Green Grid route
- Improved public realm
5 Southern Grove Lodge

Address
40 - 60 Southern Grove

Size (ha)
1.05

PTAL rating
6a

Flood zone(s)
1

London Plan density matrix classification
Urban

Existing use(s)
Vacant buildings and land

Proposed use(s)
Special Education Needs School District heating facility Other compatible uses

Site context
The site, at the south-east corner of Mile End Road, consists of a vacant council office block. To the west of the site are large brick residential blocks of the Eric and Teeby Housing Estate, interspersed with large open spaces. The estate is in the process of being regenerated. The site has terraced houses along its eastern edge and access to the site is from Southern Grove on the western edge.
Tower Hamlets Cemetery Park
Mile End Underground Station
Mile End Road Underground Station
Mile End
Neighbourhood Centre
To Bow Road Underground Station
Brokesley Street
Southern Grove
Special Education Needs School

Key
- Site boundary
- Walking / cycling route
- Green Grid route
- Improved public realm