

THE BISHOPSGATE GOODSYARD

FACTSHEET

Boroughs

Hackney (1/3)
Tower Hamlets (2/3)

Owners:

Network Rail
The site is Public Land

Site

10.5 acres / 4.25 ha.
One of the largest undeveloped sites in inner London.

Bordered by Spitalfields, Bethnal Green Road, Brick Lane and Shoreditch High Street.

Developers:

Joint Venture between Hammerson and Ballymore.

Hammerson acquired 23 Railtrack properties, including an option on the Goodsyards, in 2002 for £64,000,000

Conservation Areas:

Entirely surrounded by five conservation areas: Shoreditch, Boundary Estate, Redchurch St, Brick Lane, Fournier Street

Construction

From 2021 to 2034

Proposal:

Housing maximum: 500 homes
37% 'affordable' of which 90 'low cost rent'
Housing minimum: 346 homes
40% 'affordable' of which 63 'low cost rent'
130,940 sq m business use (2 x the floorspace of the Gherkin)
18,300 sq m retail and restaurants under preserved arches
6,363 sq m assembly and leisure
150 room hotel on top of railway arches
1 ha green space on top of preserved arches

In Tower Hamlets

up to 44,067 sq.m. of residential use (Class C3);
up to 21,341 sq.m. of Business Use (Class B1);
up to 11,013 sq.m. of Hotel Use (Class C1);
up to 13,881 sq.m. of Retail Use

In Hackney

no residential use
up to 109,599 m2 (GIA) of Business Use (Class B1);
up to 4,509 m2 (GIA) of Retail Use (Class A1, A2, A3 and A5);
up to 2,254 m2 (GIA) of Class D1 / D2 use;
up to 12,752 m2 (GIA) of ancillary and plant space.

The current situation:

The Mayor of London will decide on December 3rd at a Hearing. Mayor Boris Johnson took the decision away from Tower Hamlets and Hackney in 2015.

Hackney and Tower Hamlets Councils have lodged objections to the plans.

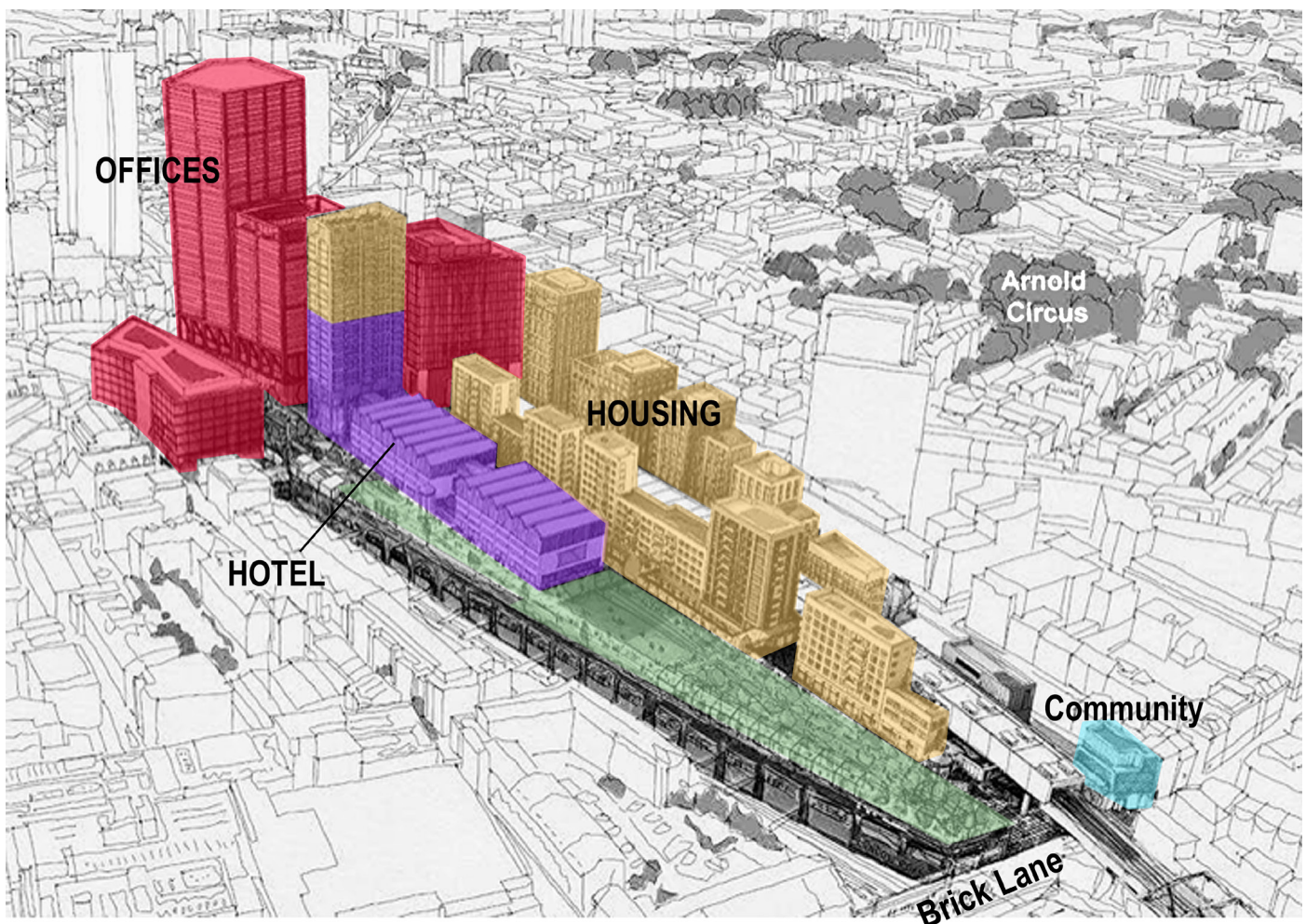
Hackney objections: Design and heritage

Tower Hamlets objections: Hotel; not enough appropriate housing; excess massing on Bethnal Green Road; poor offer to local businesses

Opposition:

11,000 people signed a petition in 2015-16.
More than 360 people have now sent personal individual objection letters for this stage of the application.

The Campaign Reclaim the Goodsyards points to the Boundary Estate as an example of progressive ideas for housing and living. Why can't we do something similar here?



RECLAIM THE GOODSYARD

- 1 Tower Hamlets Local Plan Key Objective 1a: "Growth must contribute positively to existing identified social, economic and environmental needs". New London Plan GG1D: "seek to ensure that London continues to generate a wide range of economic and other opportunities and that everyone is able to benefit from these to ensure that London is a fairer, more inclusive and more equal city." The development is harmful and does not conform with either of these policies.
- 2 The needs of local, independent and small businesses have not been considered. The planned retail and office space will have negative economic effects locally and change the character of the area.
- 3 10% rent reduction is offered for ten percent of the office space but this would give only 2,134 sq m of space in Tower Hamlets. This is a very small and limited benefit given the need for affordable workspace of all kinds.
- 4 The Housing offer is below standard:
 - a) Of the 500 total homes, only 185 families could be affordably housed (37%), as the developers have counted 50% of habitable rooms, not 50% of homes. Residential blocks will not start construction until 2022.
 - b) Of the affordable provision, the majority is Shared Ownership and London Living Rent, which will not benefit housing list applicants. 60-90 low rent homes is a poor outcome on ten acres of land. Less than one quarter of the total land area is given over to housing.
 - c) Drastic over-provision of private 1-bed homes (up to 77%) is non-policy-compliant (London Plan and LBTH). This shows no attempt to integrate market and social housing or build communities.

11 POINTS OF OBJECTION

- 5 Buildings 1, 2, 3, 4, 5, 6 create unacceptably harmful daylight and sunlight impacts, including for many social housing homes at ground level. These residents should not have additional harm to their health and quality of life. Tower Hamlets policy for the Goodsyard states that height should not be built up around the edges of the site.
- 6 The height bulk and mass directly impacts Tower Hamlets residents and conservation areas. We agree with Hackney's planning officers who describe the design of the buildings as "poor" "monolithic" "overbearing" "piecemeal" "inelegant" "harmful" "grossly out of scale" with "excess commercial floor heights".
- 7 As per Tower Hamlets Local Plan Key Objective 1a above, there is no "evidenced" need for such a large amount of office space (130,000sq m) in the current climate. Failure to build out the development will lead to further delay - so no benefits at all.
- 8 The Hotel is not a proven need, as GLA reports show the area to be saturated. This land should be residential or additional green space.
- 9 This is Public Land. Granting permission means we lose it forever. The benefits offered are not sufficient to justify handing it over.
- 10 If outline permission is granted, the most harmful impacts will be established and cannot be mitigated afterwards. The application must be refused.
- 11 The environmental impact is unacceptable: air quality in construction and operation of the site, CO2 generation, pollutants, use of materials and energy.

