

Britannia Project Phase 2b (Plots H3-H6)

Reserved Matters: Design and Access Statement

November 2021





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1.0

Introduction and Overview

1 Introduction and Overview

1.1 Project Overview

With the Britannia project, Hackney Council aims to deliver new housing and new school places to meet the needs of the Borough's expanding population, and at the same time continue to provide public leisure facilities to the very high standards that Hackney residents expect.

Over the last decade, Hackney has benefited from one of the biggest and most ambitious school building and regeneration programmes in the country. It has seen the Council invest nearly £500 million in creating new primary schools and academies, as well as the refurbishment and rebuilding of all the Borough's secondary schools.

This investment has, in part, helped Hackney become one of the top performing boroughs in country for results and educational attainment. However, Government funding is no longer available following the ending of the Building Schools for the Future and its equivalent primary school programme. Hackney needs to provide 1,650 secondary school places by 2021 to keep pace with increasing demand. With the lack of grant funding, Hackney Council needs to look for innovative ways to continue to provide much needed social infrastructure.

In 2018 Hackney Council received planning permission to create 481 new homes, of which 81 affordable, a new secondary school for 900 local students plus a 200 student sixth form, and to re-provide a leisure centre with new and improved facilities.

This Reserved Matters application aims to provide details for the last phase of the Britannia masterplan (Phase 2b), which includes buildings H3, H4, H5 and H6 and the associated landscape and public realm.

Client Structure

The Britannia client is London Borough of Hackney (LBH).

Design Team

- Design Team for the Phase 2b of the Britannia Masterplan is currently composed of:
- London Home Quarters - Development Project Manager
- Tibbalds: Planning Consultant
- Feilden Clegg Bradley Studios: Masterplanners and Architects
- CDM Advisor: CDRM Services
- Buro Happold Engineering: Civil, Structural, MEP, Sustainability, Fire Engineers and Accessibility
- Wintech: Facade Engineers
- Churchman Thornhill Finch Landscape Architects: Landscape Architect
- Core 5: Quantity Surveyor
- Max Fordham: Acoustic Consultant
- WSP: Waste & Transport Consultant
- EIA Coordinator: Trium
- JLL - Development Advisor

1 Introduction and Overview

1.2 Planning History

In summer 2016, the Council commissioned a feasibility study to look at options for replacing the existing Britannia Leisure Centre with a new facility, and creating a new secondary school to help meet the rising demand for school places in the borough. The team that completed the study were asked to consider how to make the most effective use of the available Council-owned space at Britannia, and deliver an affordable scheme that would allow the school to open as soon as possible. It was assumed funding would not be received from central government to fund the new Leisure Centre, and the Council would also need to contribute to the costs of the school.

The study was completed in October 2016. It considered more than 30 options to meet the objectives set. Three were identified as deliverable, financially and practically. Each specified that up to 400 private homes for sale were needed to fund the Council's primary aim of providing public infrastructure, although the Council would still need to invest additional funding to keep the housing density at this level. The feasibility study identified that c. 560 homes would be needed to make the scheme self-funding.

Hackney Council's Cabinet approved the proposals

to take the Britannia development forward to a master plan stage on 19 April 2017, specifically the option for a minimum of 80 affordable homes, a replacement leisure centre, a new secondary school, and up to 400 private residential homes to pay for the public infrastructure.

At the outset of the project the following key objectives have been identified for the Britannia masterplan:

- The delivery of a new 6 Form Entry secondary school with sixth form by City of London Academy Shoreditch Park by 2020.
- The delivery of a replacement Britannia Leisure Centre. The new leisure centre must be operational before the existing leisure centre can be closed.
- The secondary school and new leisure centre must be able to function separately and independently.
- The project must be predominantly self-funding i.e. the sale of private residential on the site will need to fund the delivery of most aspects of the project, currently estimated at around 400 private residential units.
- The project must deliver a minimum of 80 affordable units.
- The project should seek to enhance the public realm and the connectivity of the site with its surroundings.
- The project should deliver a "great place to live".

In 2018 the Council received Outline Planning Permission (application ref:2018/0926) for the overall masterplan, it also received detailed planning permission for Phases 1a - New Leisure Centre and associated public realm, 1b- Secondary School and associated public realm and 2a - Residential blocks H1 and H2.

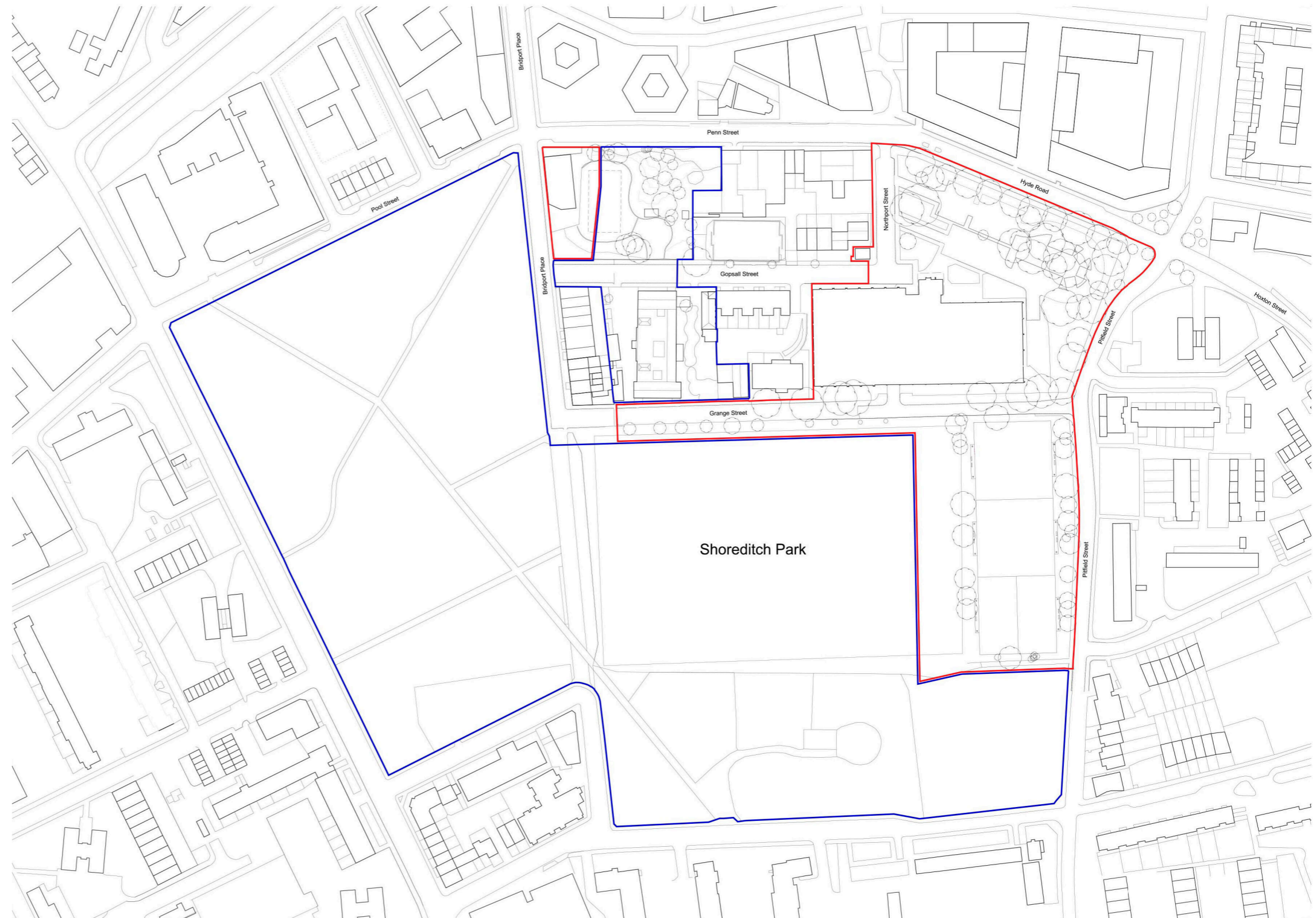
1 Introduction and Overview

1.3 Land Ownership

The Britannia site is located on Hyde Road, in the southern part of the London Borough of Hackney (LBH). It sits on the edge of Shoreditch Park and close to the borough boundary with LB Islington, and with Regent's Canal to the North.

The land within the red line boundary indicated in the adjacent plan is in the ownership of the LB Hackney. The land comprised within the red line is either registered at HM Land Registry (HMLR) or is unregistered land. In the case of the unregistered land, at the time of the masterplan application, an application for first registration was pending with HMLR.

In addition to the land within the red line, LB Hackney also owns the remainder of Shoreditch Park and Shoreditch Park Primary School as shown on edged blue on the plan to the right.



KEY: — Application Boundary
— Other Land Owned by LB Hackney
(Shoreditch Park and Shoreditch Park Primary School)
Information Inside Application Boundary Based on
Survey by Terra Measurement July 2016

Existing site plan

1 Introduction and Overview

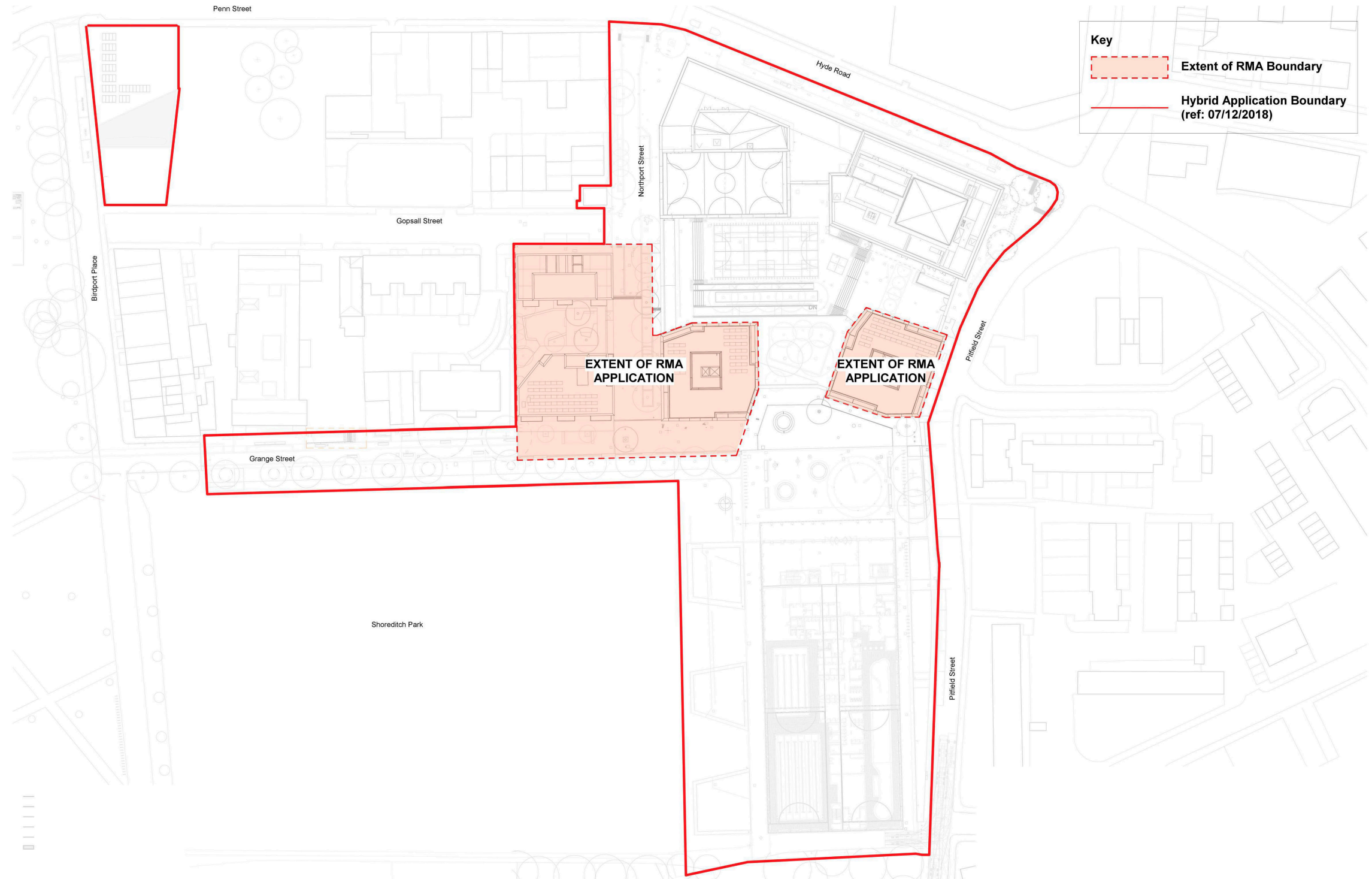
1.4 Scope and Content of the Application

This Design and Access Statement has been prepared on behalf of the London Borough of Hackney in order to describe the design and strategies for Phase 2b of the Britannia Masterplan, including building H3, H4, H5 and H6 and the associated landscape and public realm.

The design has been informed by consultation with LBH and local residents.

The Design and Access Statement should be read in conjunction with the other Planning documents and drawings submitted as part of this application.

This Planning application is a Reserved Matters application for the areas indicated in red on the adjacent plan.



Plan indicating the extent of the outline and detail components of the application