

2.0

Masterplan

2 Masterplan

2.1 Masterplan - Design Principles

This Reversed Matters (RM) Application has been developed in compliance with the principles set out in the Design Principles Document supporting the Britannia Outline Planning Permission.

This relates to a number of aspects of this application including the character of the proposed buildings and public realm, the internal layouts of the proposed buildings and the materials and facades treatment suggested.

In terms of character of public realm and street scape, the H3, H4, H5 and H6 RM application proposes the completion of the last phase of the Britannia Masterplan, connecting Northport Street with Shoreditch Park and completing the east end of Grange Street. The materials and planting proposed are in line with and follow the palette of materials and planting indicated in the Design Principles Document.

In relation to the character of the proposed buildings, the proposed street frontages alignment complies with the Design Principles and Parameter plan with:

- H5 aligned with the School's colonnade on Northport Street,
- H3 and H4 aligned along Northport Street,
- H3 aligned with the facades of Mawson Court along Gopsall Street,
- and H4 aligned with H5 along the Park's frontage.

In terms of Massing, the proposed buildings comply with the AOD heights set in the Parameter Plans of the Britannia masterplan and with the massing principles

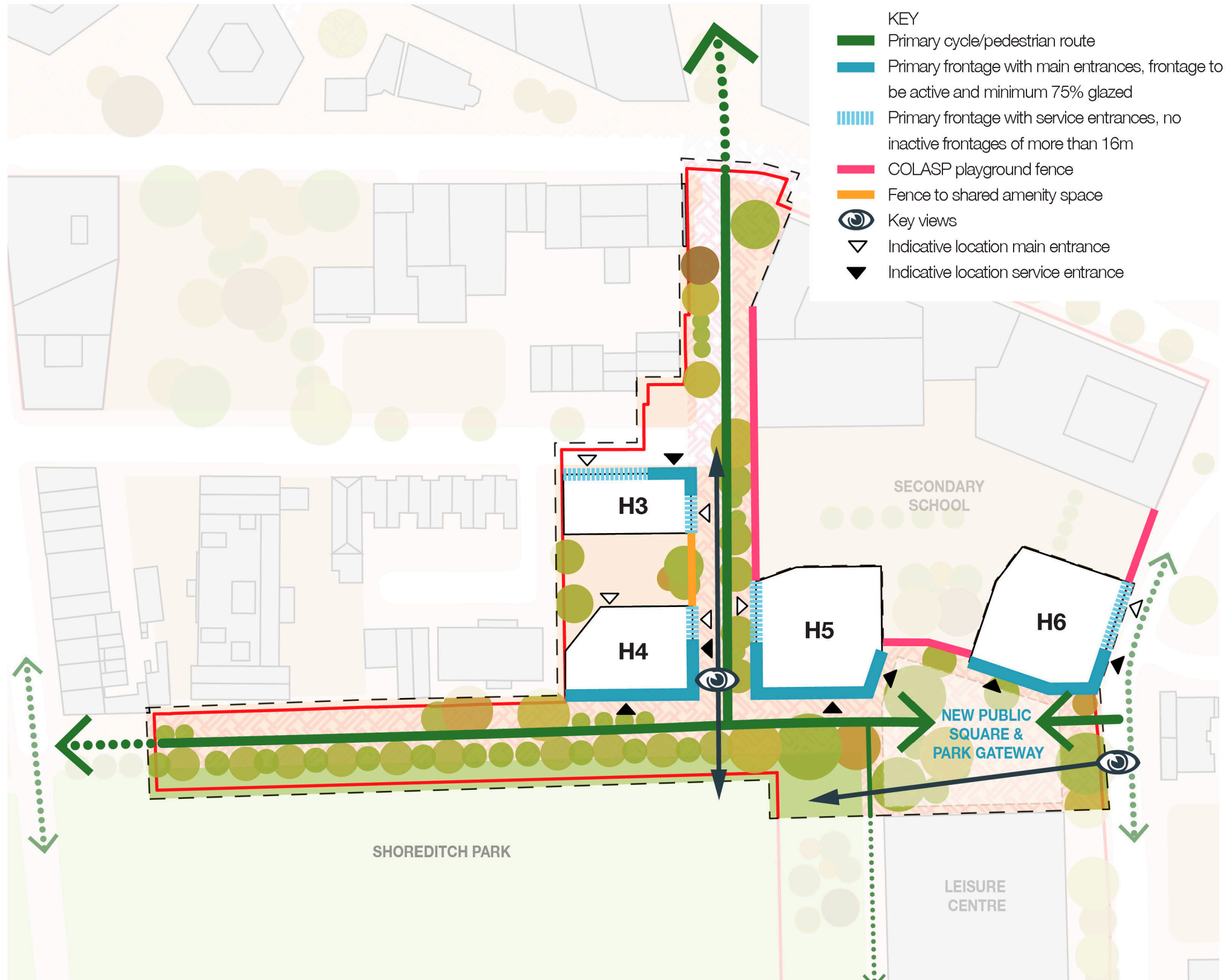


Illustration from Chapter 4.2 of Design Principles document

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2.1 Masterplan - Design Principles

established in the Design Principles Document with:

- H5 at 25 storey,
- H6 at 20 storey,
- H4 at 10 Storey,
- and H3 at 4 storey.

Land use also follows the Design Principles Document and Parameter Plans with Commercial activities at the Ground Floor of H4 and H6 and all lobbies of residential buildings addressing the surrounding public realm with transparent and open frontages creating activity and surveillance on the streets.

In relation to Materiality and Facades articulation, as illustrated in Chapter 4 of this document, a palette of material based on brickwork and pre-cast concrete is suggested for the proposed buildings. The facades of the towers have been articulated with a Base linked in height and material to the Secondary school's, now built, colonnade, a Middle and an expressed Top as indicated in the Design Principles. H3 and H4 play a more subordinate role and mediate the scale between the proposed towers and the surrounding context.

High Rise Building Articulation

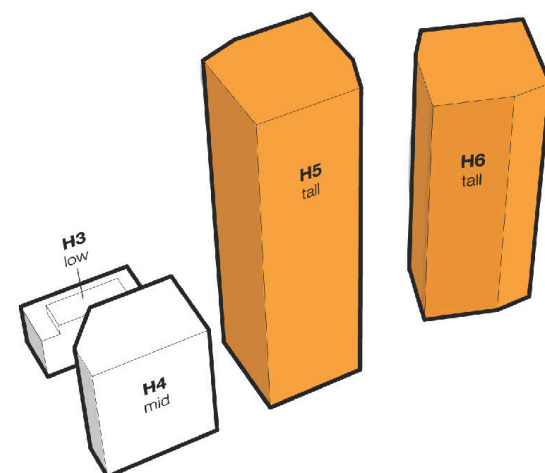
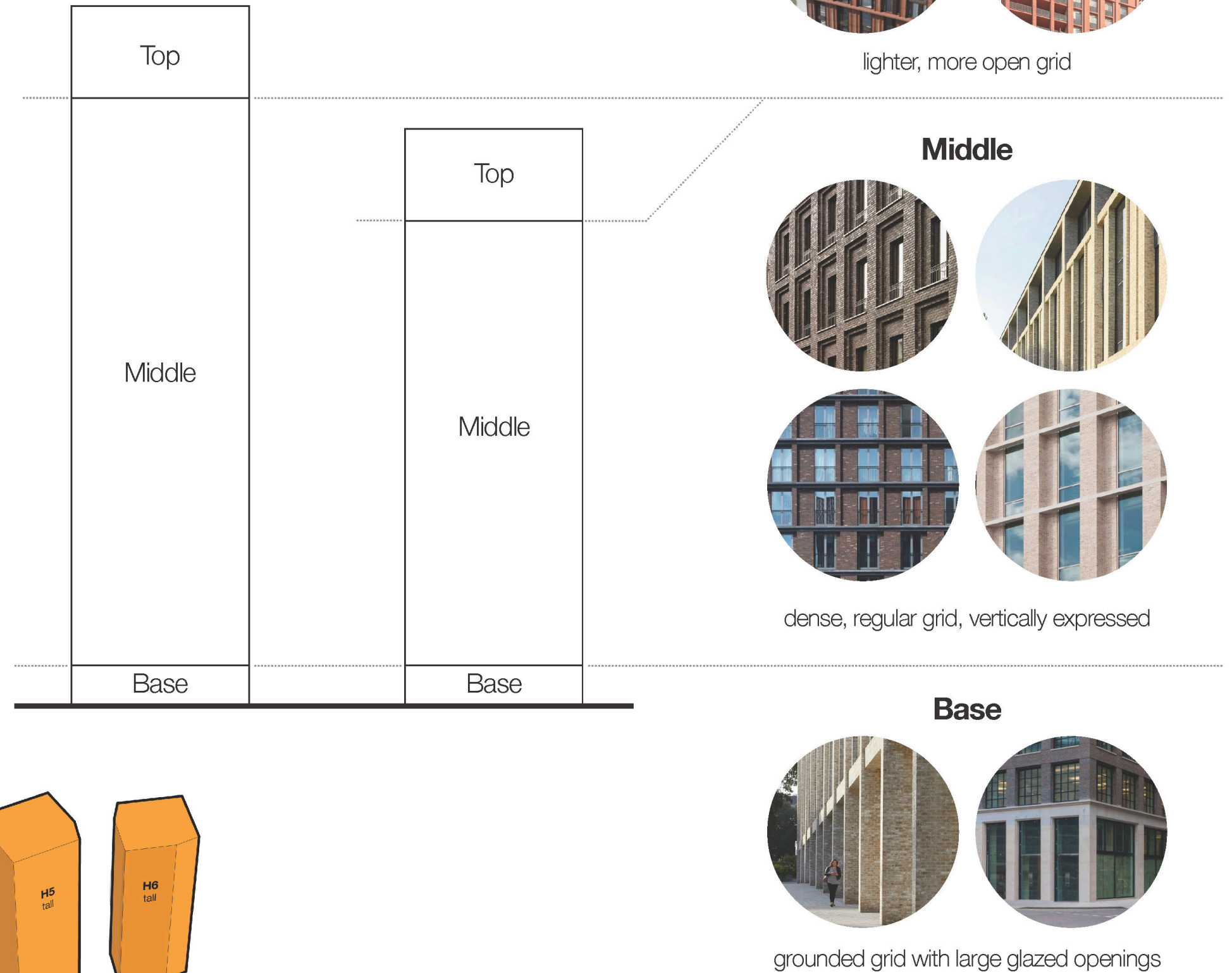


Illustration from Chapter 4.5 of Design Principles document

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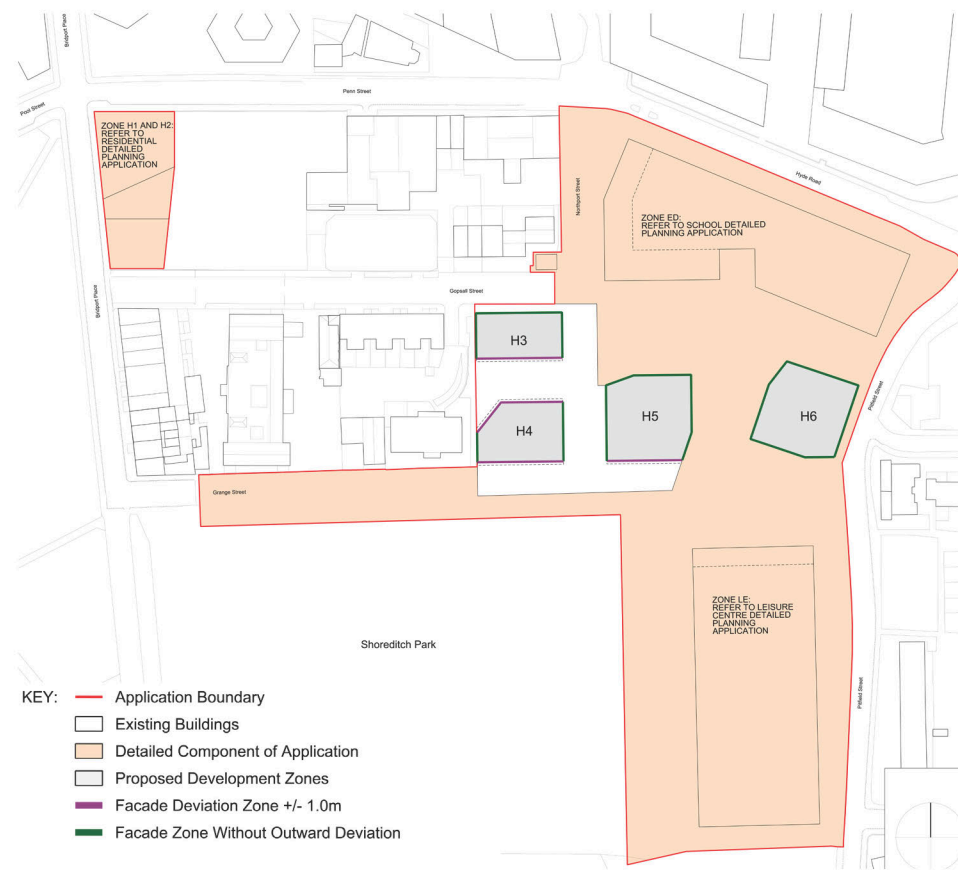
2.2 Proposed Masterplan

This RM Application has been developed in compliance with the Parameter Plans approved with the Britannia Outline Planning Permission.

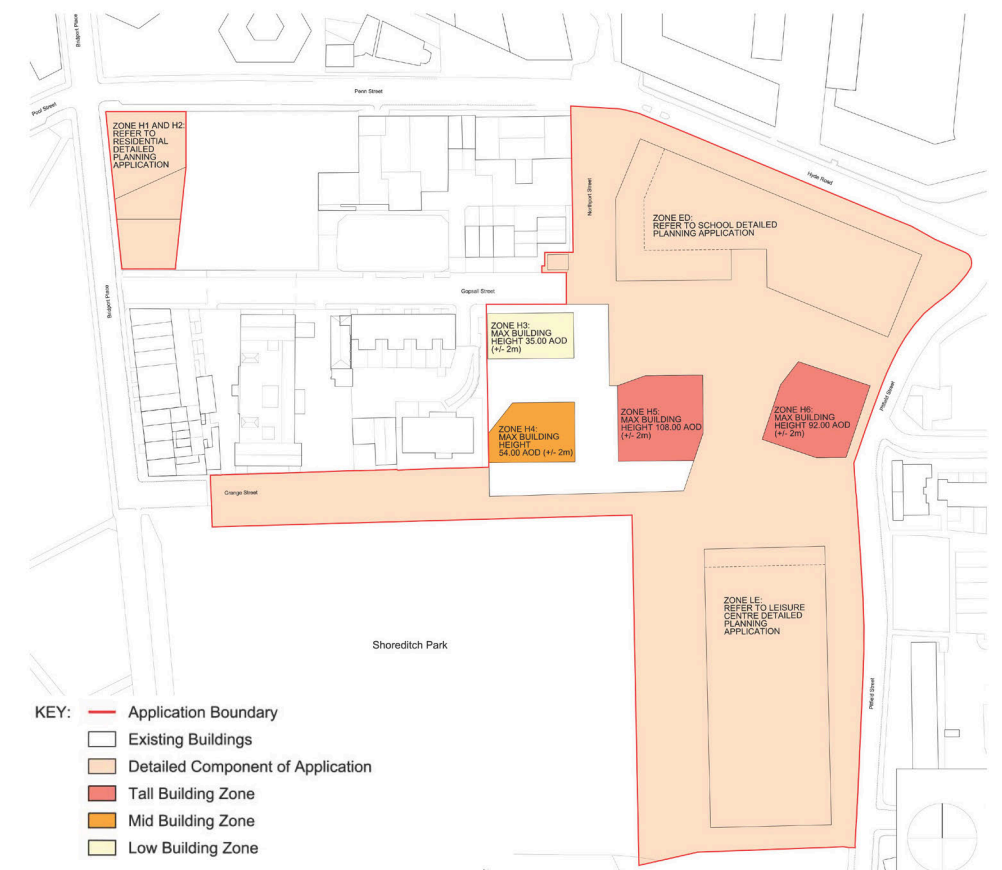
These plans regulates many aspects of the current Design including identifying the development zones, the approved land use, movement and access, building heights, footprints, frontages and facades alignment, provision of play and street widths.

The current Reserved Matters application is in full compliance with the above parameters.

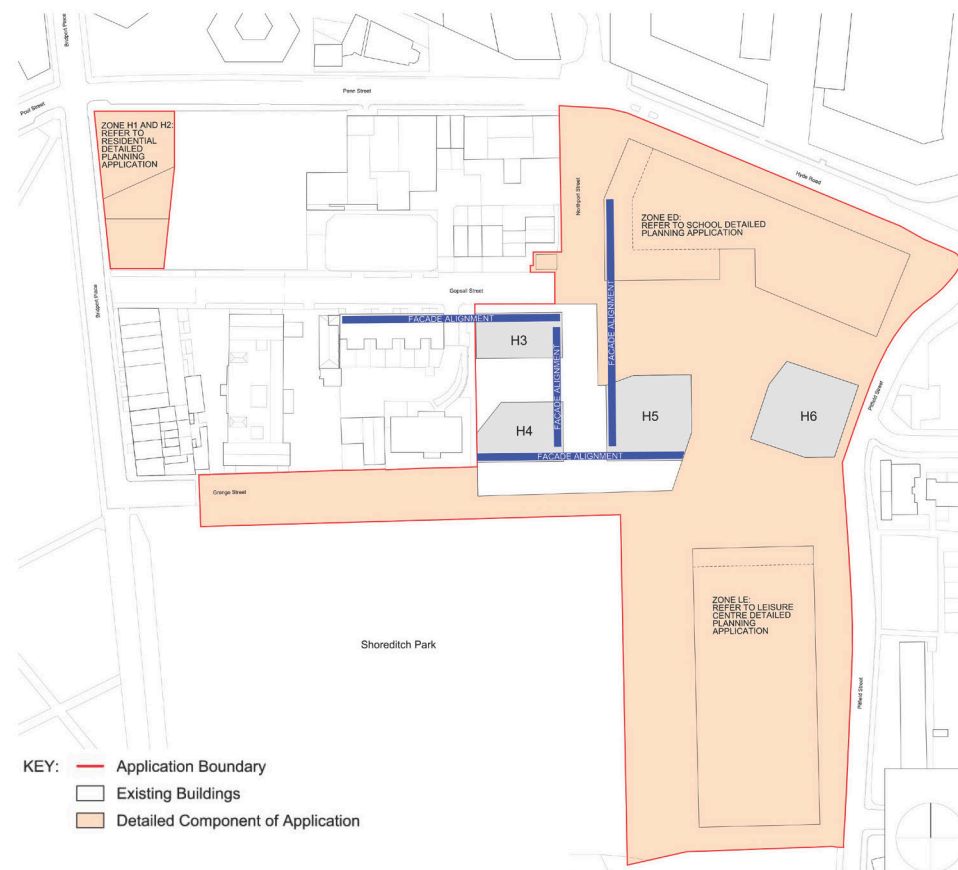
The parameter plans also open up the possibility for a basement under each individual building footprint and under the courtyard between blocks H3 and H4. After careful consideration the current RM proposals do not propose any basement under any area of the site forming part of this Reserved Matters application.



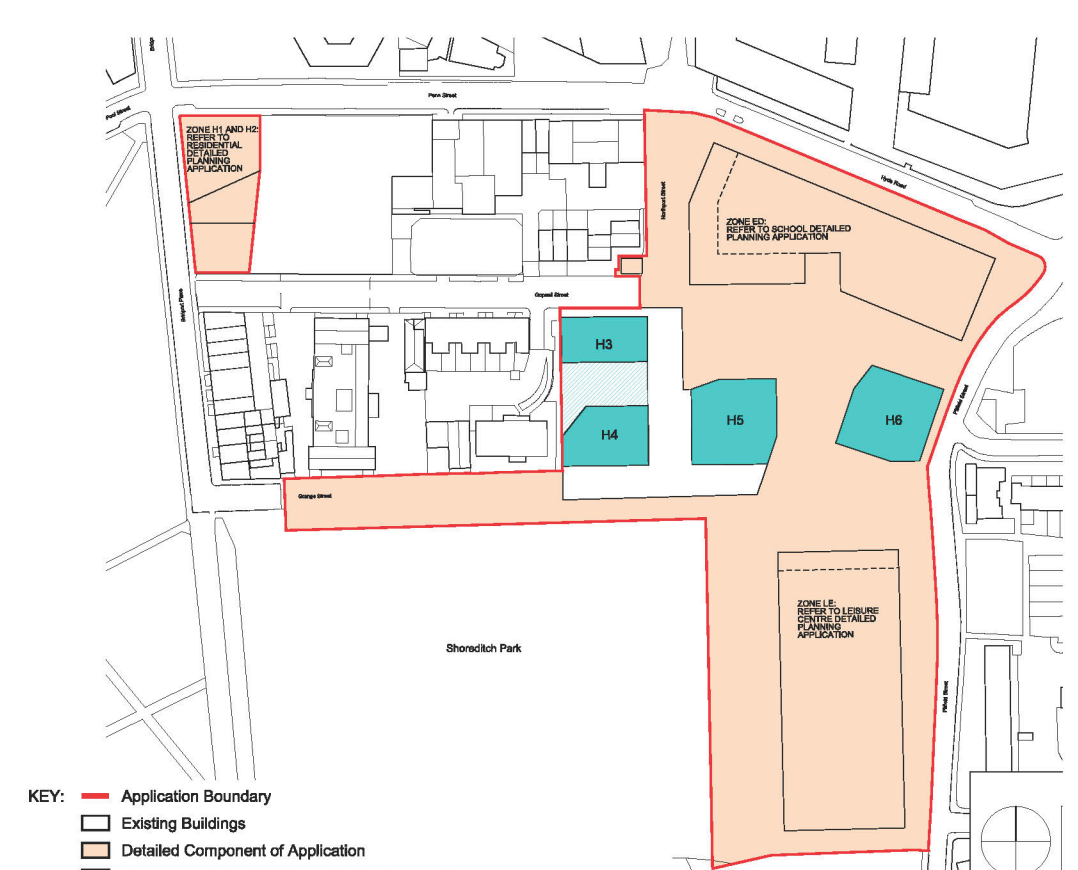
Development Zones Parameter Plan



Proposed Max Development Heights Parameter Plan



Facades Alignment Parameter Plan



Basement Plan Parameter Plan

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2.2 Proposed Masterplan



Britannia Illustrative Masterplan

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2.3 Pre-application Engagement

As part of the RMA design development and ahead of submitting the reserved matters for approval, the Applicant and the project design team have engaged with the London Borough of Hackney along with other statutory consultees and other stakeholders to understand priorities that would shape the detail of the design of Phase 2b of the Britannia Project.

Pre-Application Engagement

RMA/Stage 3 design was instructed to commence at the beginning of May 2021. Engagement with the LPA has specifically related to the Reserved Matters elements of this Stage 3 design.

The Reserved Matters for Phase 2b includes:

- a. Appearance
- b. Landscape (for the areas not included in Phase 1)
- c. Layout

The timeline of meetings (to date) has been as follows:

Date	Agenda
20 July 21	Planning Pack issued with the following agenda - Internal Layouts, Facades Landscape, Wind
28 July 21	Planning Unit Mix justification sent to Case Officer in readiness to be considered at the LPA Major Sites meeting.
30 July 21	Additional Fire Information and Facade Information issued to the LPA.
6 August 21	Planning Pack issued focused on Facade Information.
11 August 21	Site Visit (Facade Context Setting) - Design Manager (LBH), FCBS (TW), Project Director (HM)
18 August 21	Facade Information attended by FCB (KB)
7 September 21	Design Review Workshop
14 September 21	Site Visit (Context Setting) - LPA Case Officer, FCBS (SG) and Tibbalds (LLM)
29 September 21	DRP Comments Issued by Design Manager
29 September 21	RM Presentation (all areas)
30 September 21	DRP response and revised CGI comparison slides issued by project team. Revised Presentation slides issued, with additional of internal daylight/sunlight slide.
6 October 21	LPA Feedback meeting - note feedback from LPA focused on Facade following Conservation and Urban Design team review.
11 October 21	LPA Transport meeting to discuss cycle parking strategy
11 October 21	Additional Façade Scenarios issued to LPA in response to comments made at the meeting on 6 October
14 October 21	Façade Scenarios pack updated to include additional scenarios and issued to LPA
28 October 21	Comments received in relation to Façade Scenarios from Design Manager

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2.4 Public Engagements

There have been two update sessions for Phase 2b of the Britannia Project (plots H3-H6) to inform the local community about the work being carried out for phase 2b of the Britannia masterplan.

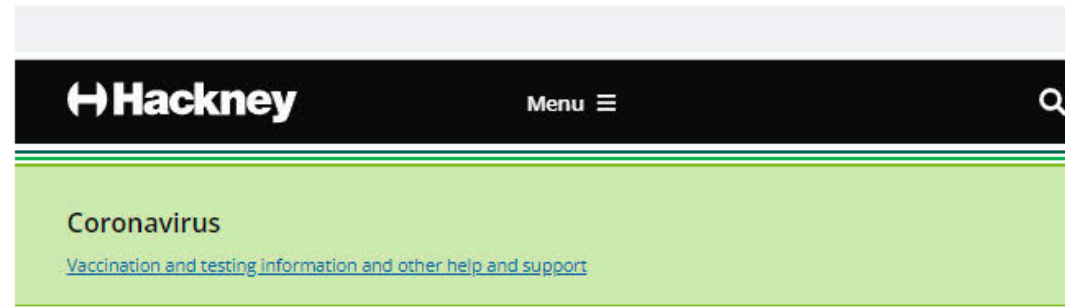
The first of these sessions was held on Tuesday 20 July 2021 and was aimed at speaking with the whole community and was promoted through Hackney Council's social media channels on Twitter and Instagram, including a leaflet drop in the local area. The Britannia Phase 2b project team presented an overview of the ongoing Britannia Project and wider Masterplan works. The presentation also covered the current planning status and specific reserved matters related to the Phase 2b works and the design principles for Phase 2b, along with details of the programme and engagement timeline. The presentation was made public following the event and is available to view at www.hackney.gov.uk/britannia-site.

The second of these sessions was held on Thursday 7 October 2021. This session was aimed at speaking with the whole community and was promoted through Hackney Council's social media channels (Twitter) (Instagram), included in the Britannia E-newsletter on 30 September which is sent to 1,153 subscribers (E-newsletter) and 850 flyers were delivered to residents and businesses in the area around the Britannia site (Flyer).

During this session, the presentation gave details of what has already received planning permission and what aspects of the development still needed to be approved through the submission of the reserved matters application. These areas specifically include the design of the internal layouts of the residential areas and the ground floor commercial units, the landscaping and the appearance of the buildings. The presentation was made public following the event and is available to view at www.hackney.gov.uk/britannia-site.

Both of these events were held online using Google meets and were well attended with the first session receiving 33 attendees and the second receiving 39 attendees.

Following these sessions, the project team compiled a Q&A document to respond to all questions raised during these sessions in writing. These Q&As were shared with attendees of both events along with digital copies of the presentations. These can all be viewed at www.hackney.gov.uk/britannia-site.



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Britannia site

2 min read

Plans for Britannia include a state-of-the-art new leisure centre, a much-needed new secondary school, improved biodiversity and hundreds of new homes – including those for genuinely affordable social rent and shared ownership – near Shoreditch Park.

The leisure centre has been completed, and the works on the secondary school will finish in July 2021. We are now on our way to deliver the remaining phases of the projects.

The new buildings will replace the existing Britannia Leisure Centre, former asphalt tennis courts and a showroom used by developer Anthology to market homes at the Hoxton Press development.

Sign up to the Britannia newsletter

[Sign up now](#)



Britannia Page: www.hackney.gov.uk/britannia-site