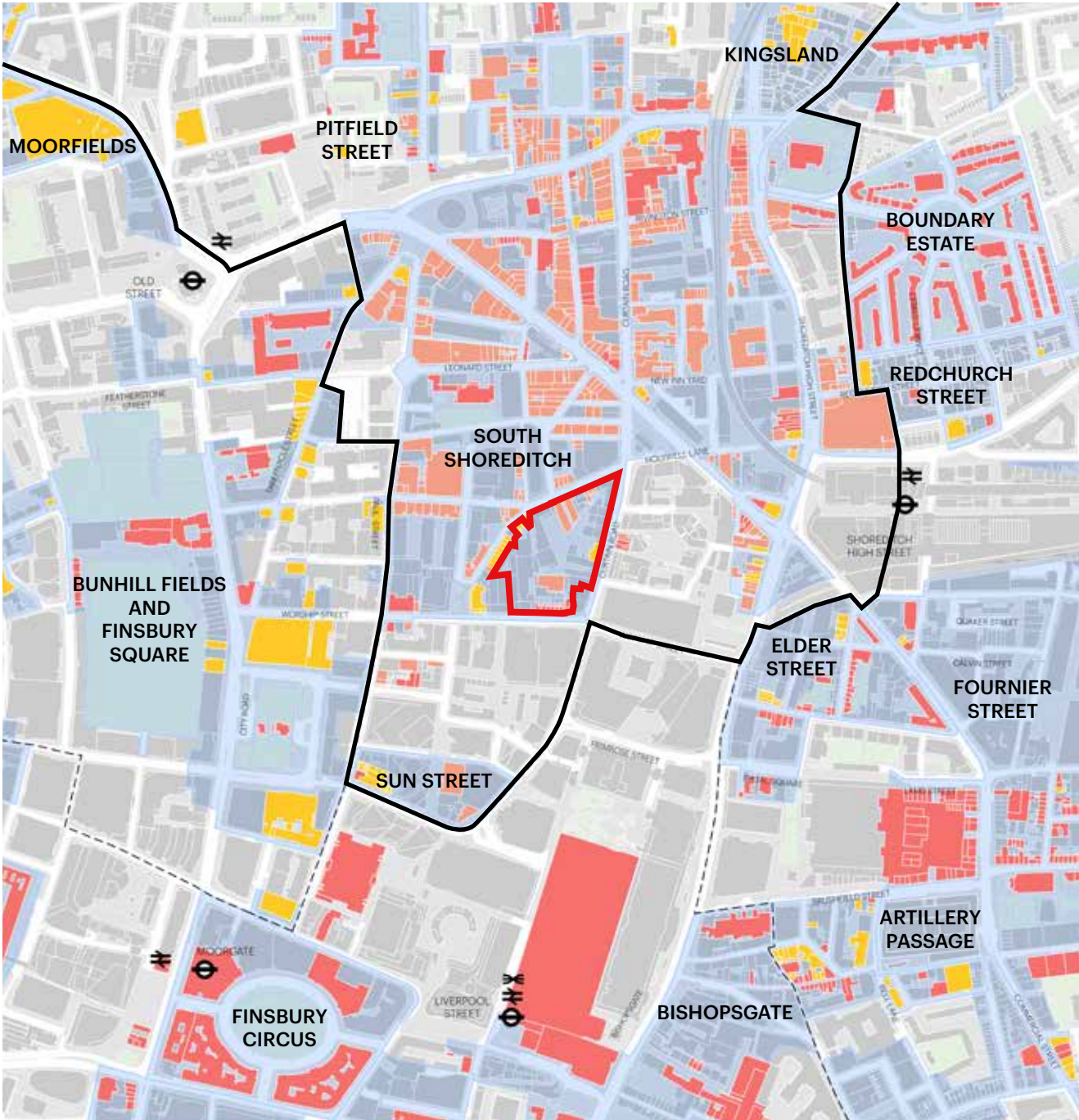


LBH Pre-App Sub Committee Members Briefing  
12th March 2024

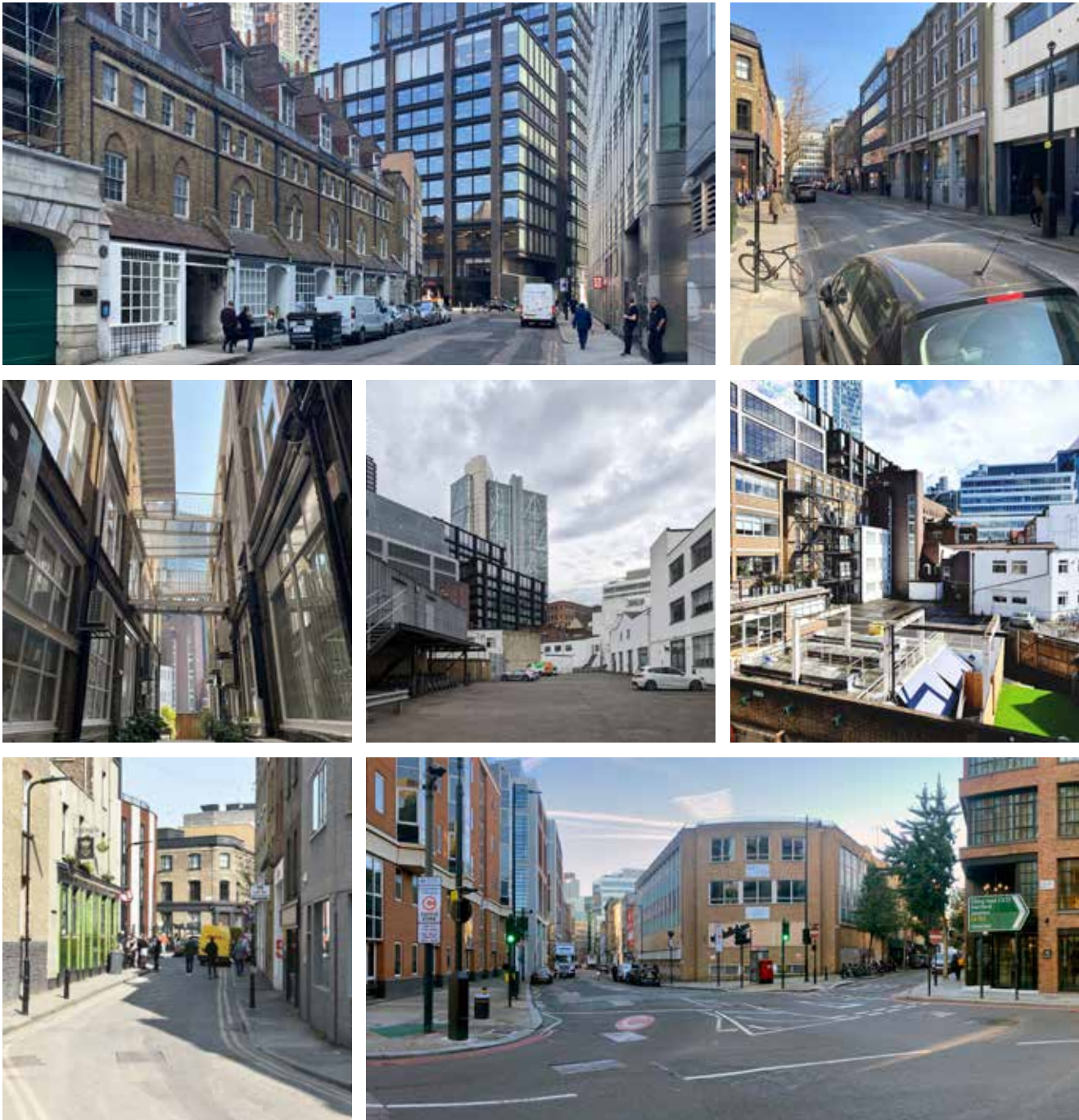
**KPF**

# Shoreditch Works - a visionary proposal.



**Site Plan**

	Hackney Boundary		Buildings of Townscape Merit		Conservation Area
	Tube Stop		Locally Listed Buildings		Listed Buildings
	National Rail				Proposed Planning Application Boundary



Views in and around the Site

# The scheme provides many benefits.

## Economic Benefits

**~6,020**

office jobs in provided floorspace, including

**437,550 ft<sup>2</sup>**

of new office towards L.B.H.'s need of 1,270,140 ft<sup>2</sup> G.I.A. by 2033 (34%).

\*Local Plan Policy LP26

**~43,750 ft<sup>2</sup>**

will be policy compliant affordable/low-cost workspace, 10% of new office uplift.

**715+**

Unemployed Hackney residents supported into Good Work in Growth sectors with the involvement of GoodPeople.

**78 Units**

**2x**

of existing residential units to be provided, equal to

**78,250 ft<sup>2</sup>**

**3x**

of existing residential area, all aligned with June 2023 London Housing Standards.

**Affordable Housing**

A policy compliant offer.

## Community/Culture Benefits

**+38,040 ft<sup>2</sup>**

New, Animated Public Realm.  
A New Destination.

**Cultural Placemaking Strategy**

Contributors & Designers  
Crafts Council / ING Media / Gillespies / GreenLab  
Brodie Neill / Rumi Bose / Martin Francis

**£35.6m**

Social Value Low Estimate (Jobs Counted for 1 Year)

**£198.4m**

Social Value 1 Year High Estimate (Jobs Counted for 4 & 10 Years)

**~9,980 ft<sup>2</sup>**

Urban Room & Ground Floor Space relevant to the local community and local enterprises.

**Community Infrastructure Levy Payments**

## Key Sustainability Drivers

**Hackney's first Regenerative Business Hub**

**near-50%**

of existing carbon on the site retained and reused.

**All Heritage**

buildings and structures retained.

**c.100,000 ft<sup>2</sup>**

of public spaces and terraces for Urban Greening.

**BREEAM**

**Outstanding**

Rating Targeted

**560 kg/CO<sub>2</sub>/m<sup>2</sup>**

Average Embodied Carbon Target (meet GLA).

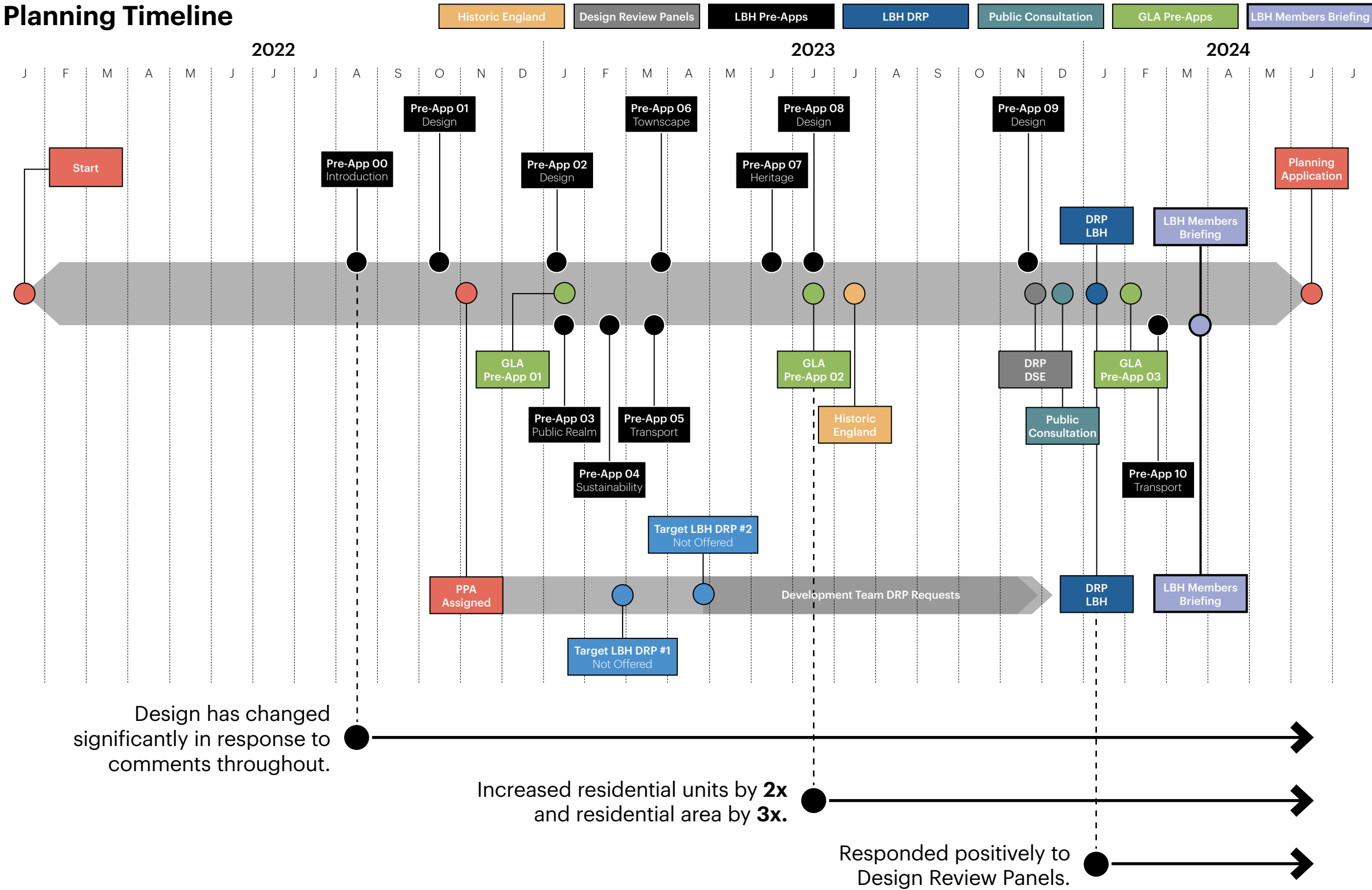
# We have been on a long journey to get to this point.



Bard Family Business

Harbour Family Business

- A joint venture formed between the Bard and Harbour family businesses.
- A site assembled over 35+ years.
- The only 4.5 acre site in the Central Activities Zone (CAZ) - City Fringe.
- A long term commitment to Hackney.
- Retain ownership and propose social, community, and culture benefits in addition to policy.



# The tall building has significantly reduced in height in response to comments from LB Hackney and the GLA.



**Vertical Warehouse**  
156.0m AOD

L.B.H. Pre-App 13.01.23  
G.L.A. Pre-App 24.01.23



**Vertical Warehouse**  
128.0m AOD

L.B.H. Pre-App 17.03.23  
G.L.A. Pre-App 16.06.23



**Proposal**  
104.0m AOD

# This has also included responding to two Design Review Panels.

## Key Recommendations from Design South East Design Review Panel

13<sup>th</sup> December 2023

1. Develop a compelling and distinctive vision on which to base further design development of the public realm and ensure that movement to it is legible.
2. Ensure that the urban room is a community asset integrated into the public realm.
3. The height of Plot A is supported, but consider a fresh approach to the design of Plot A so that it respects the protected views but makes a positive contribution to the conservation area that acts as a confident and assertive local marker for Shoreditch Works.
4. Meaningfully engage the local community so that the project benefits from their lived experience.
5. Refine the designs of the residential plots and clarify public and private open space.

## Overall Comments from LB Hackney Design Review Panel

17<sup>th</sup> January 2024

1. Increase coherence of architectural form and reduce variation in facade treatments.
2. Strengthen the placemaking around the Public Realm, particularly considering the Urban Room and its openness, flexibility and connectivity to public routes.
3. The height in principle is acceptable, but develop the massing and treatment of Plot A further. Most members supported height but recommended simplifying the massing form to increase coherence.
4. Further retain the site's existing typologies, particularly the Live-Work typology in 91-101 Worship Street.

**Conservation Officers have noted that the scheme needs to be taken as a balance between level of harm and benefits.**

# With key developments in the scheme as a result.

## Residential Elements



Develop facades that reflect both the character of the Conservation Area and the residential use toward the south of the site



Refined the Residential Mews massing and facade in response to the character of the Webb Terraces

## Placemaking & Public Realm

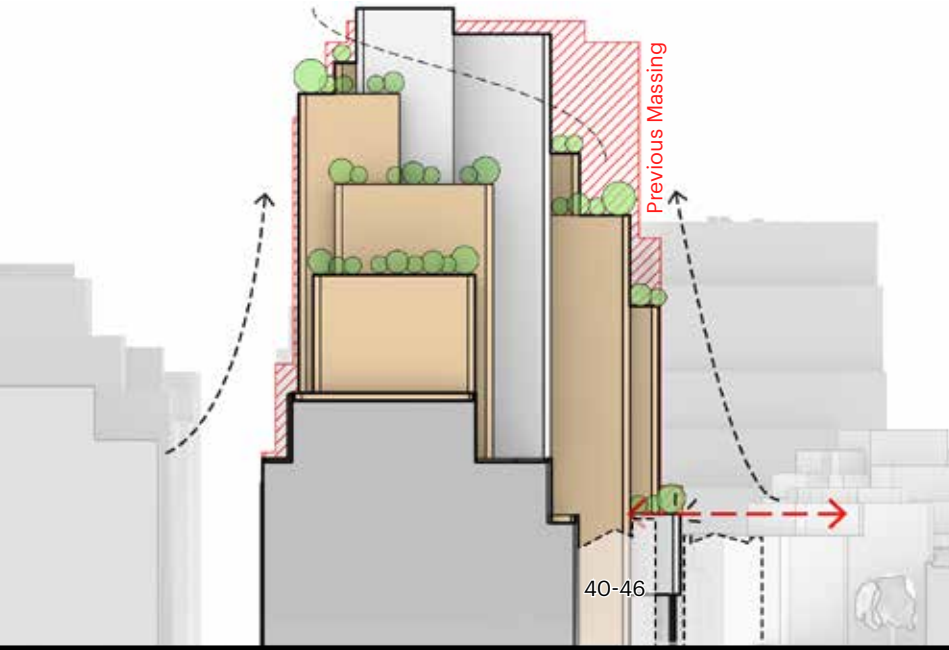


Further engage with existing and new partners to create a transformative public realm



Transform the Urban Room into a flexible community asset

## Plot A



CURTAIN ROAD  
Clarify and reduce north elevation



Developed material palette further in relation to the Conservation Area character

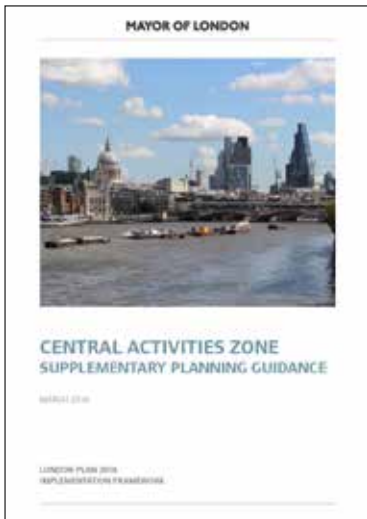
# Central Activities Zone on City Fringe location, a rare opportunity.

## Policy Context

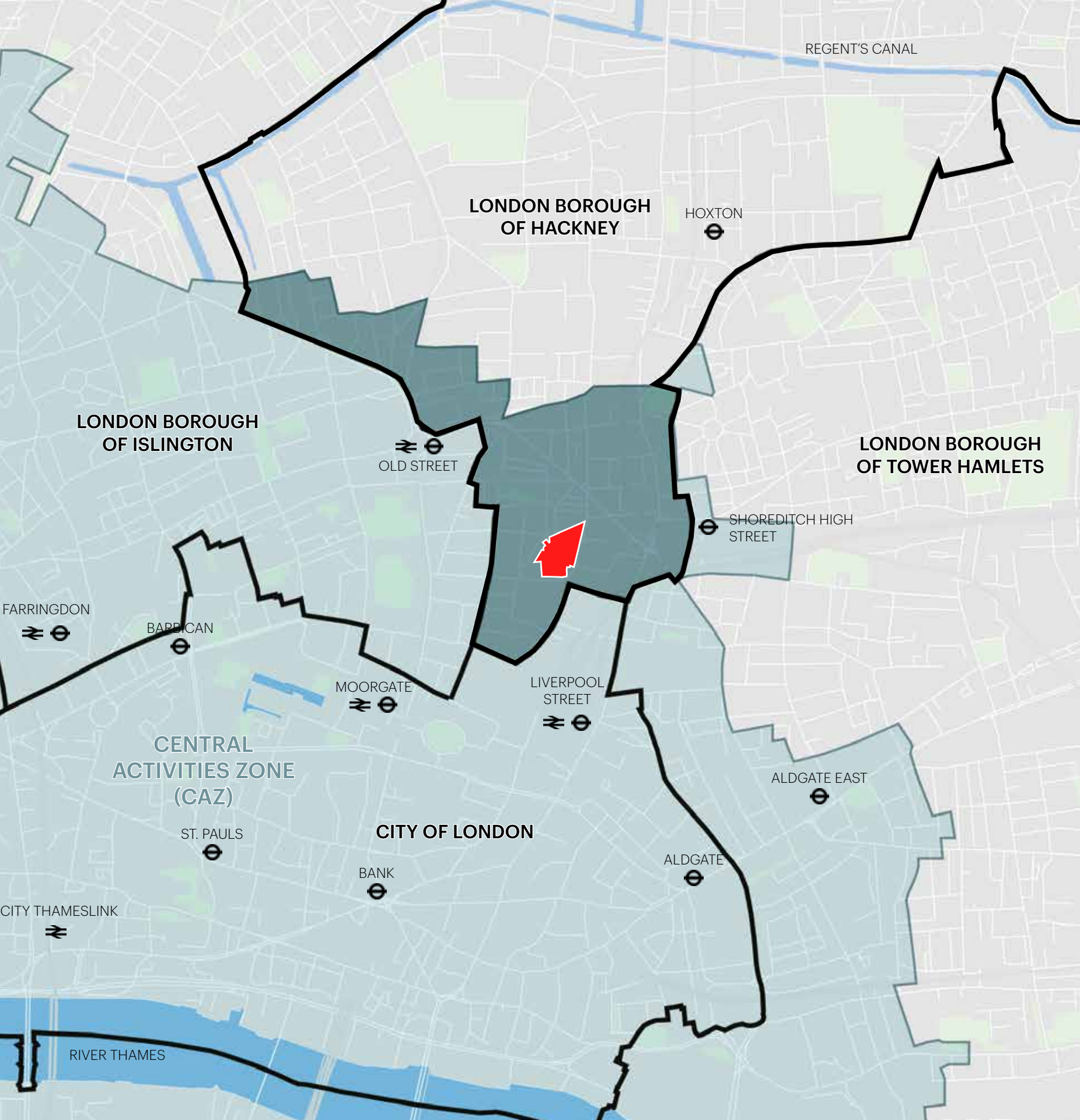
GLA Policy has encouraged intense use.

LBH Current Policy has encouraged intense use that is employment-led.

- Can provide much needed Grade A/sustainable office space and help revive the area.
- Sufficient scale for placemaking, a meaningful contribution.
- Design rooted in Shoreditch character, materiality, history, uses and typologies.

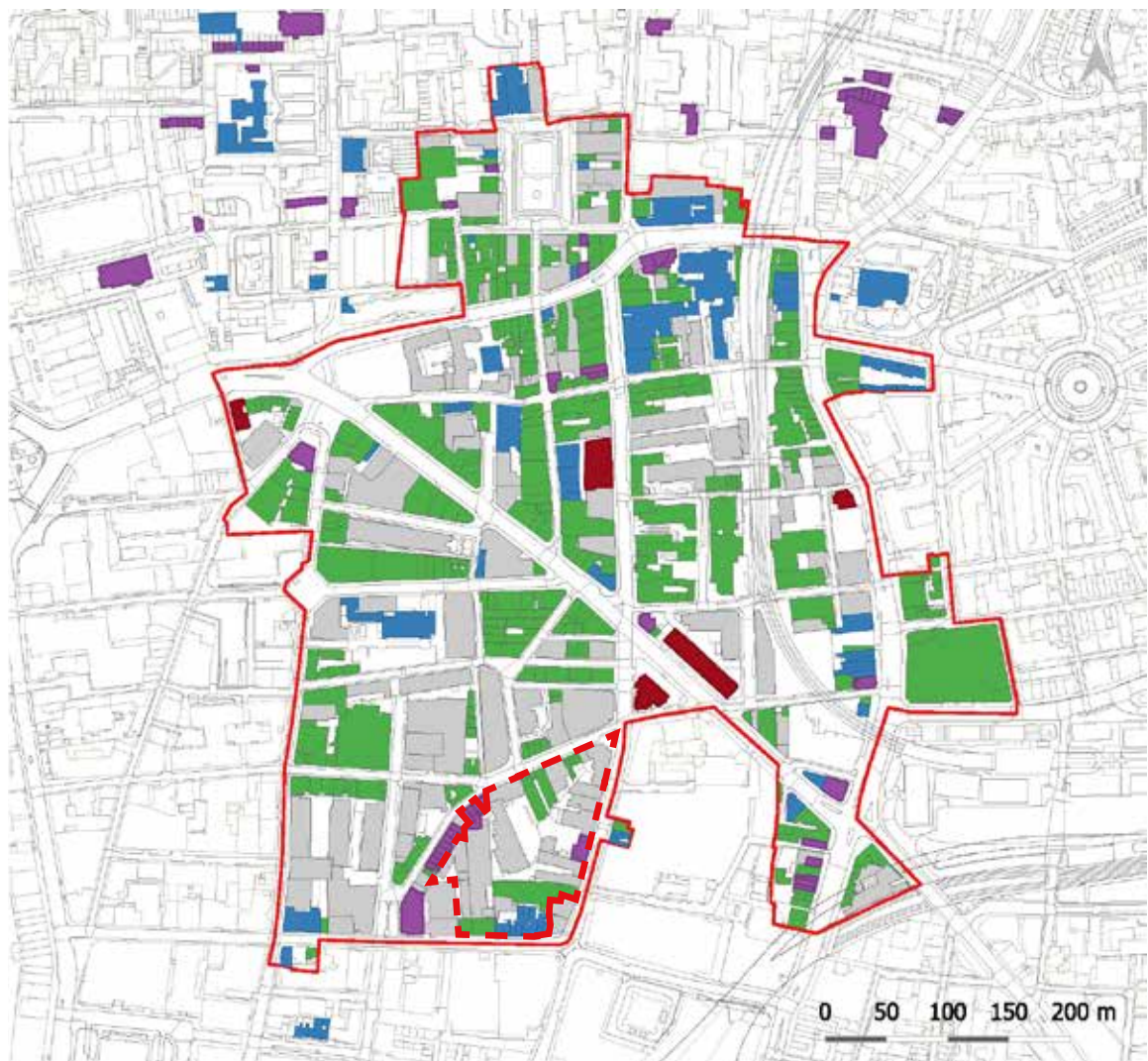


Proposed Planning Application Boundary ■  
 Borough Boundaries   
 Central Activities Zone   
 Central Activities Zone in LB Hackney





# Southern tip of the South Shoreditch Conservation Area.



- - - Proposed Planning Application Boundary
- Heritage Assets**
- Statutory Listed Building
- SSCA Boundary
- Locally Listed Buildings
- Building Contribution**
- Positive
- Neutral
- Negative

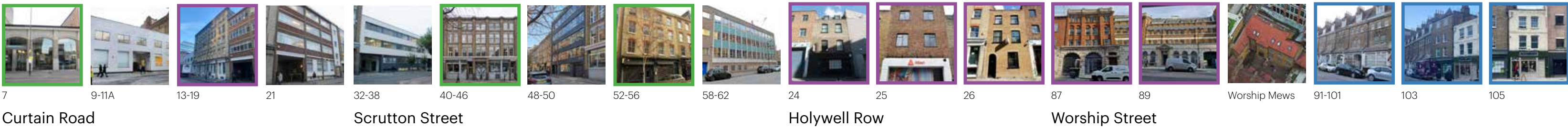
South Shoreditch Conservation Area Appraisal & Management Plan Consultation 2021



The most heavily bombed part of the South Shoreditch Conservation Area, with a very varied character.

Bomb Damage Map, 1950s/60s

## A Site of very mixed character with historic and post-war buildings in both good and bad condition.



7 Curtain Road 9-11A 13-19 21 32-38 Scrutton Street 40-46 48-50 52-56 58-62 24 Holywell Row 25 26 87 89 91-101 103 105 Worship Mews Worship Street

# We keep all the heritage buildings on the site.



**Site Plan  
Extent Of South Shoreditch  
Conservation Area & Buildings Of  
Heritage**

- Buildings of Townscape Merit
- Locally Listed Buildings
- Listed Buildings
- Conservation Area
- Proposed Planning Application Boundary



87-89 Worship St. ①



91-101 Worship St. ②



103-105 Worship St. ③



87-89 Worship St. ④



13-19 Curtain Road ⑤



24-26 Holywell Row ⑥



40-46 Scrutton St. ⑦



52-56 Scrutton St. ⑧

# Meticulously restore the listed Webb buildings and significantly improve its setting.

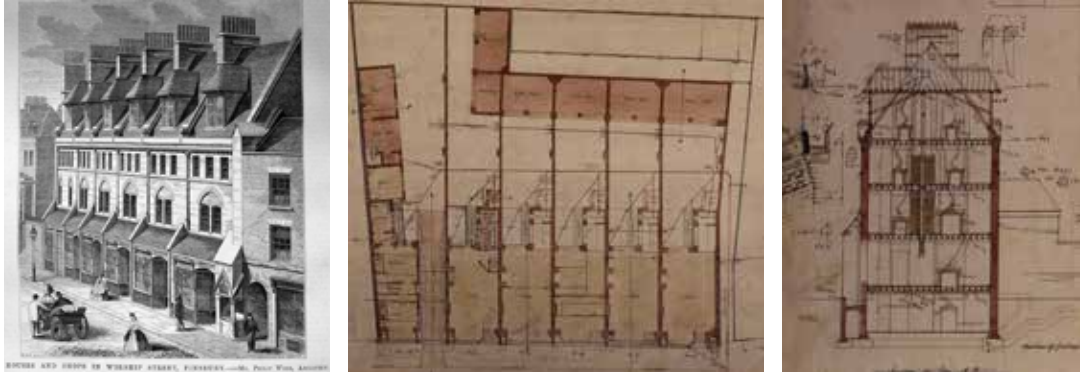
- Repair the fabric of existing building.
- Clear out ad-hoc extensions and restore the mews typology at the rear.
- Repair the public water fountain.
- Consider live-work site designation.



Existing Condition to be Fully Restored



Restored Rear Elevation and Mews Typology



Historic Drawings & Existing Condition

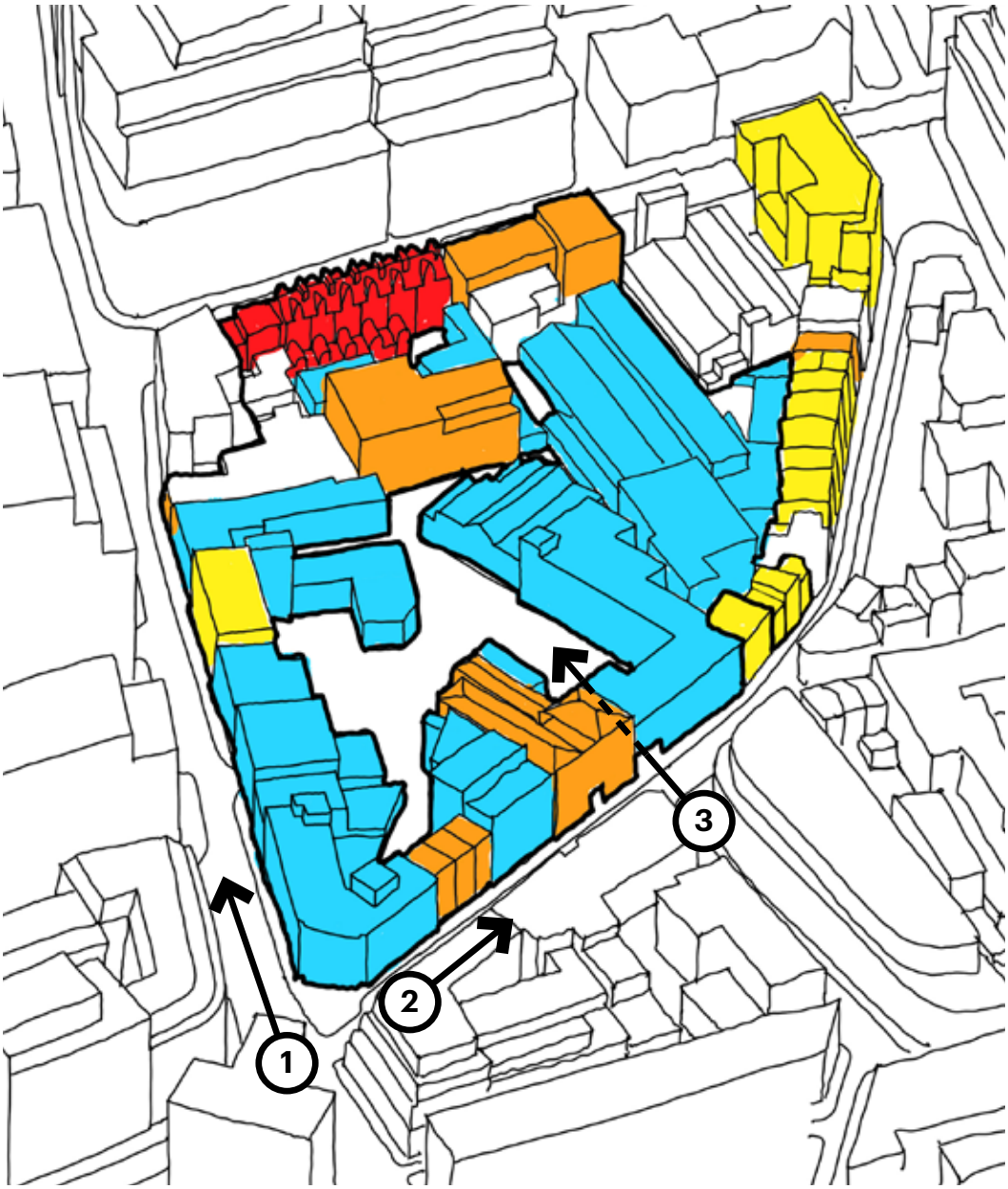


Existing Rear Infill Extensions



Proposed Plan with New Residential Garden and Mews

# Repair and reinforce the scale and character of the Conservation Area.



- Listed Buildings
- Locally Listed Buildings
- Buildings of Townscape Merit
- Modernist Building Structure

1



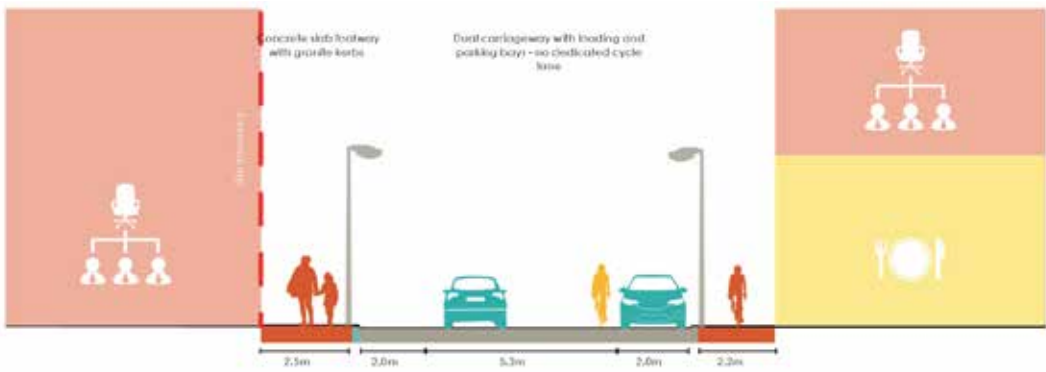
2



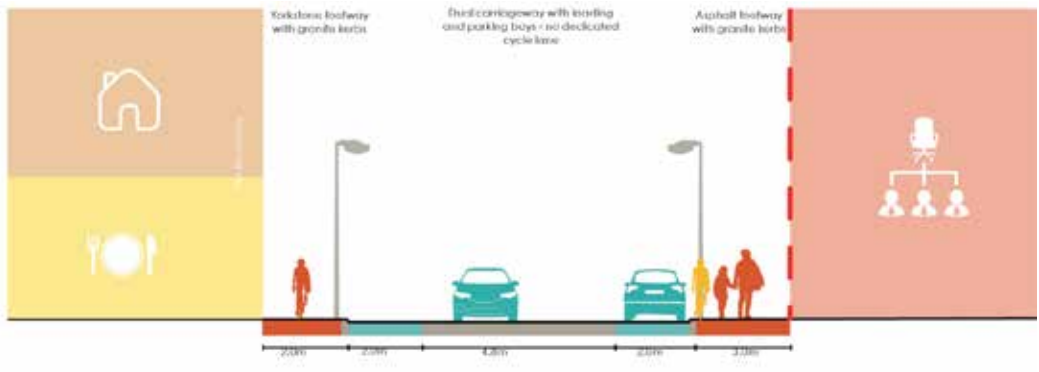
3



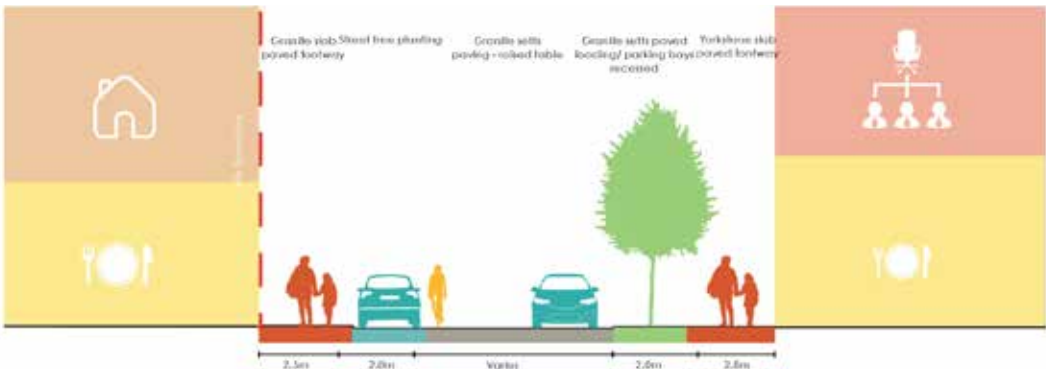
# And improve the public realm at the edges of the urban block.



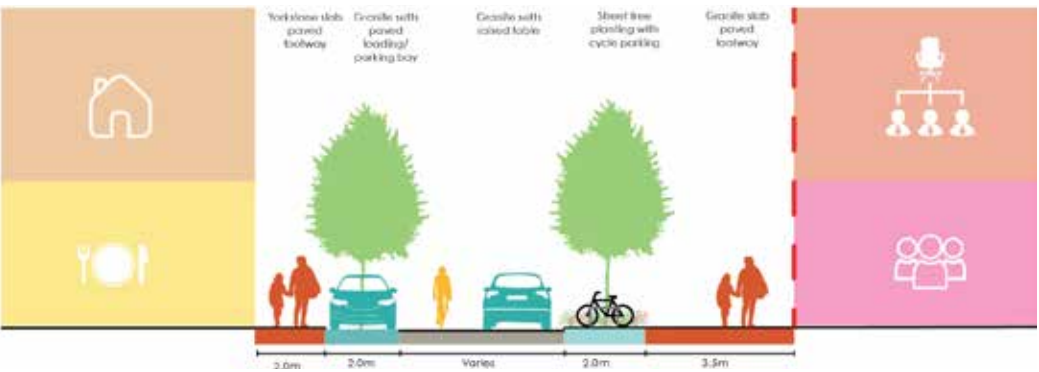
Existing - Worship Street



Existing - Curtain Road



Proposed - Worship Street



Proposed - Curtain Road



Widen Worship Street Pavement from 2.5m to 5.2m



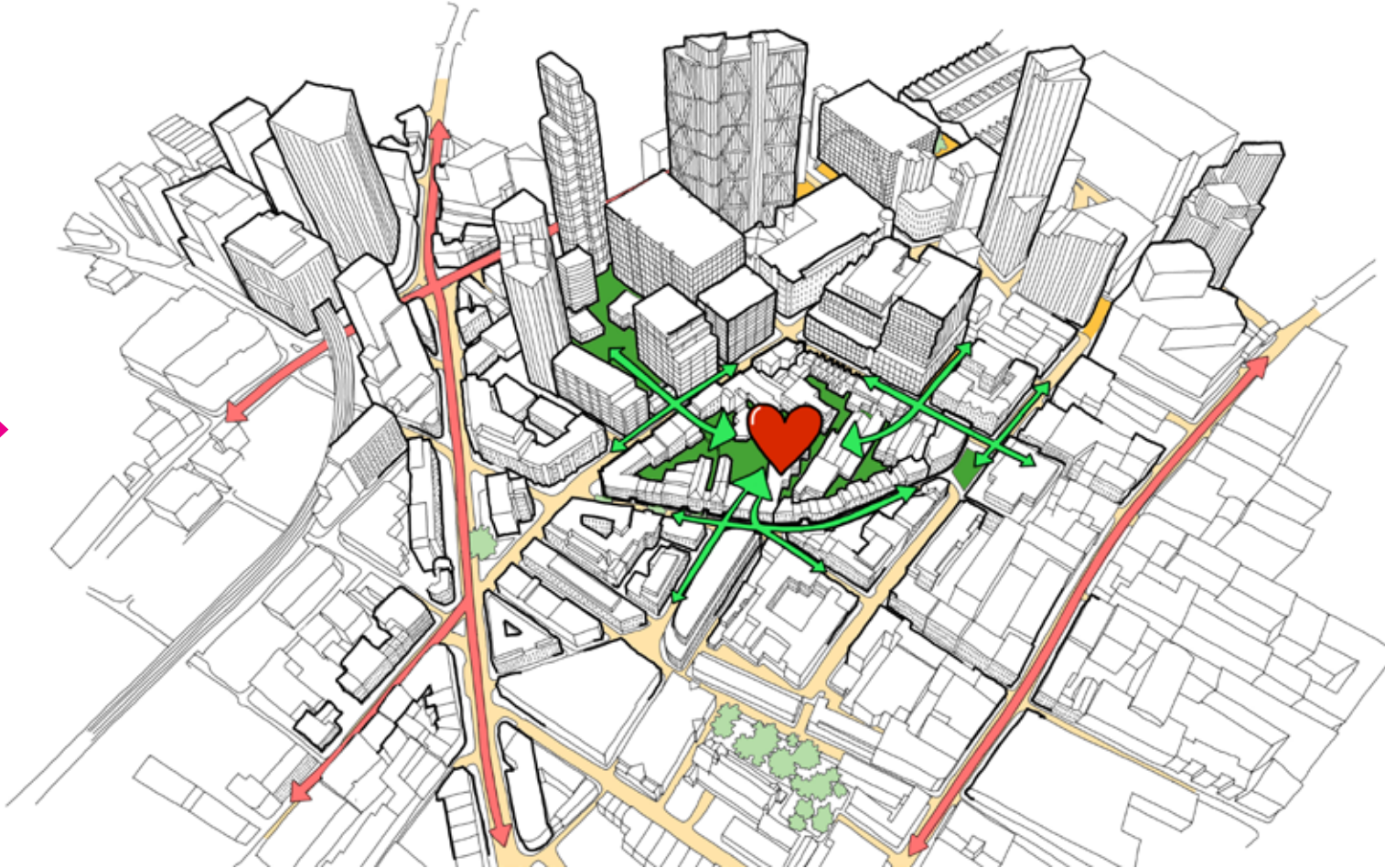
Widen Curtain Road Pavement from 2.8m to 5.0m

# Make a closed block accessible by a network of routes.



**Existing**

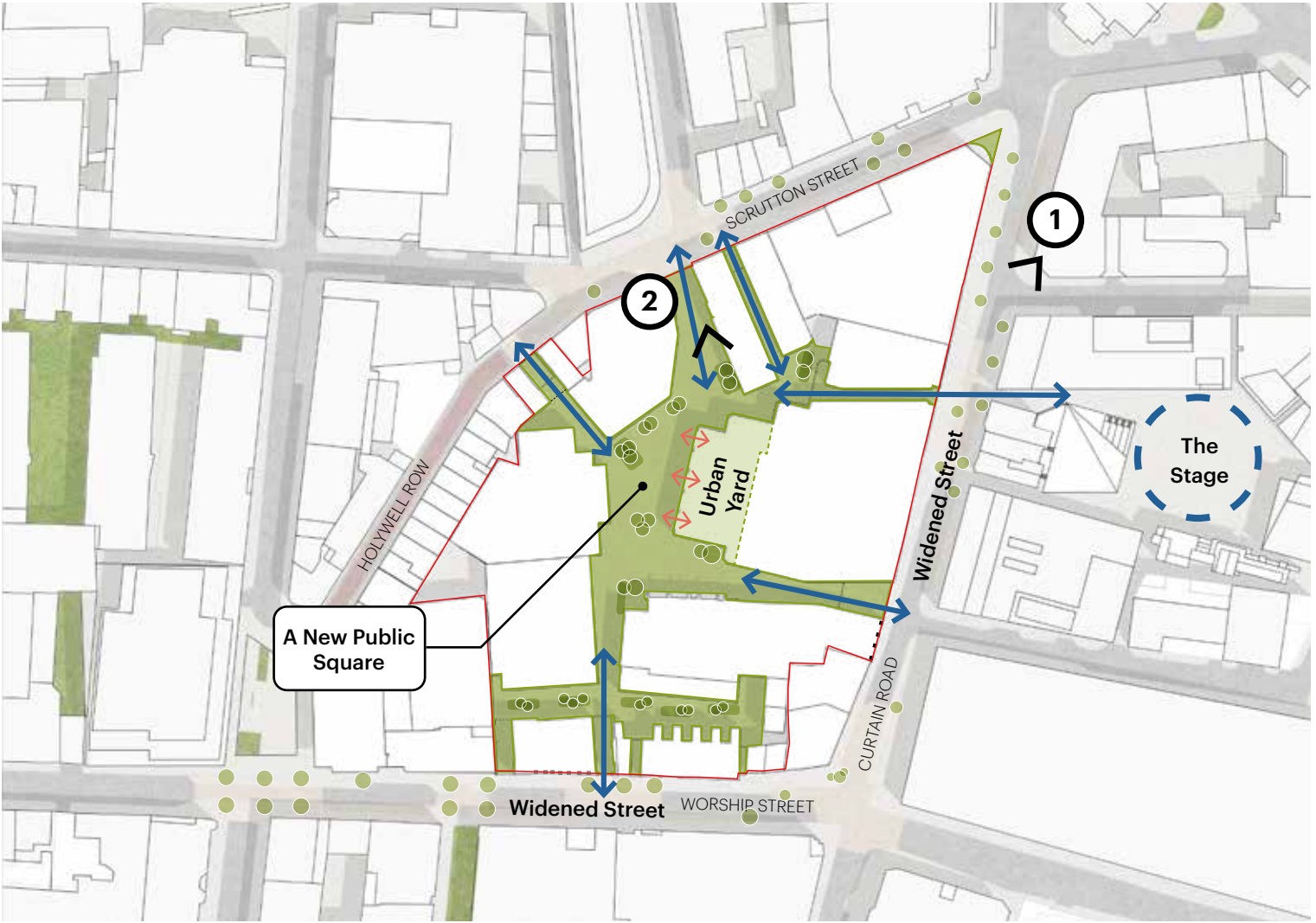
A totally closed urban block.



**Proposed**

Open with good links to the wider route network.

# Creating a significant destination with extensive public realm.



**76m<sup>2</sup>**  
Existing Public  
Realm Area

**3,629m<sup>2</sup>**  
Non-Accessible  
External Area



**1** Closed



**2** Inaccessible

**3,610m<sup>2</sup>**  
Proposed Public  
Realm Area

**+3,534m<sup>2</sup>**  
Public Realm Area  
Uplift



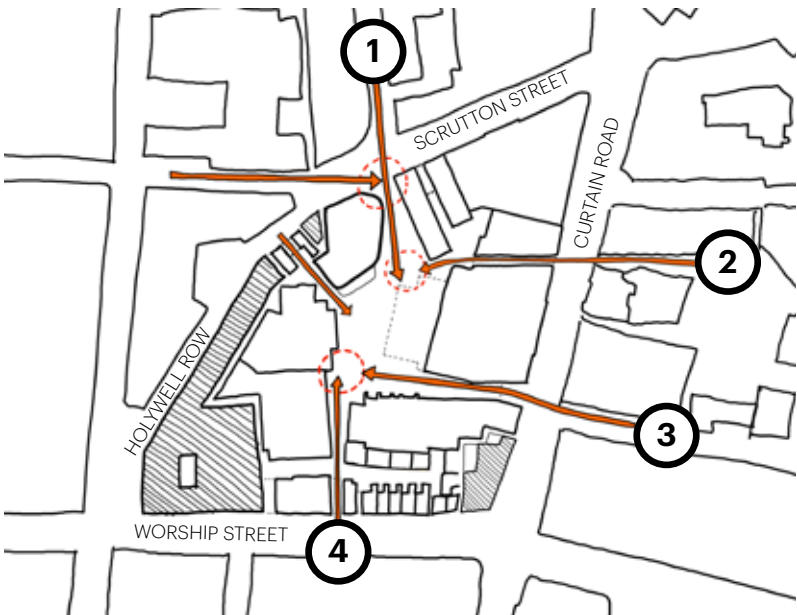
**1** Active



**2** A Place



# Creating routes in/through a site that currently blocks North-South movement.





# Creating a new place, with partners involved in animating the site.

## Key Partners

**RGA** Heritage Architect

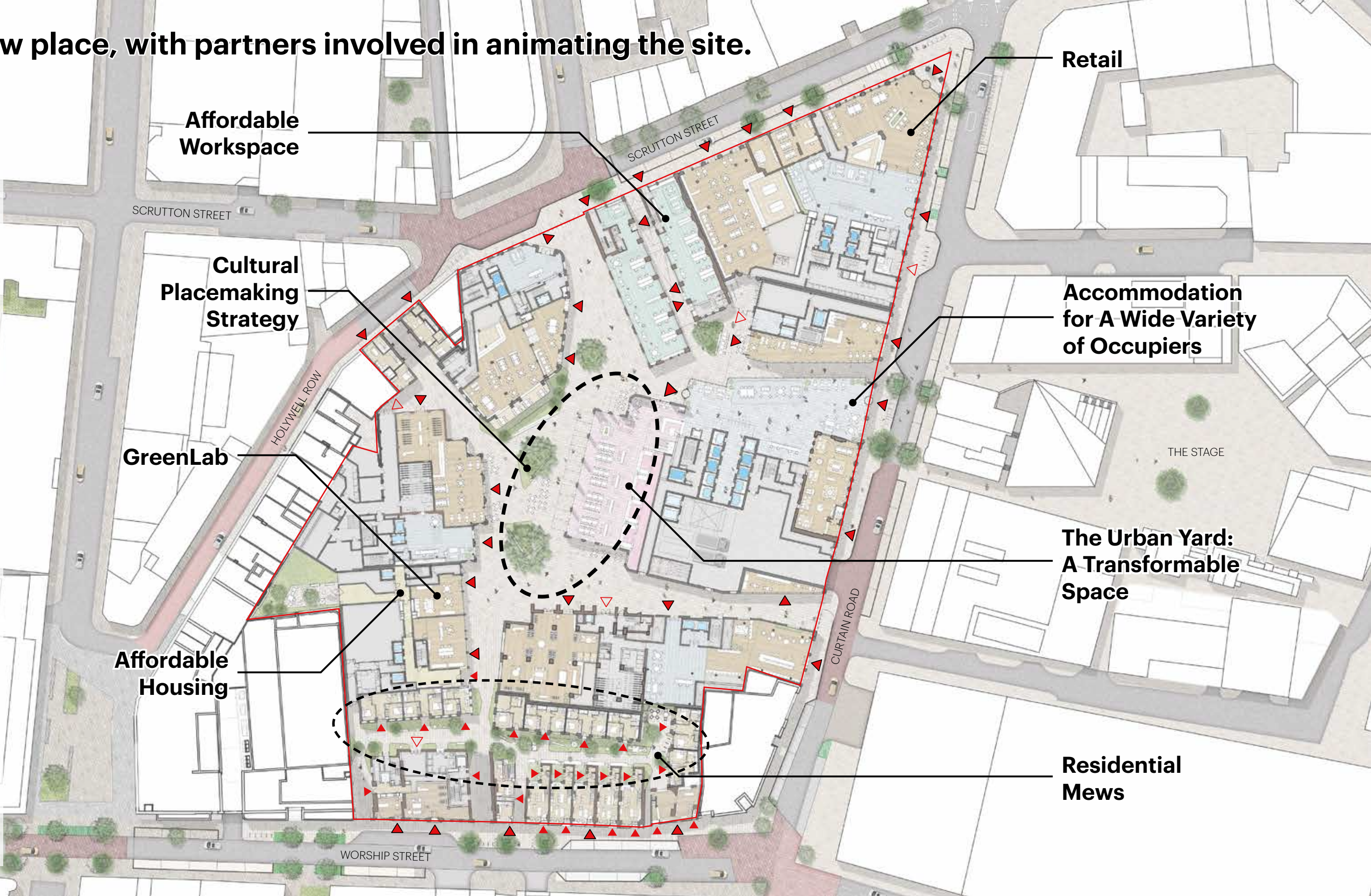
**ing.** Cultural Strategy

**GoodPeople** Community & Employment Programme

**GREENLAB** Sustainability Delivery Partner

**Crafts Council** Artistic Innovation

- Office Lobby
- Affordable Workspace
- Office
- Class E
- Urban Room
- Residential
- Back of House
- Residential Entrance
- Entrance
- Cycle Entrance



**Affordable Workspace**

**Cultural Placemaking Strategy**

**GreenLab**

**Affordable Housing**

SCRUTTON STREET

HOLYWELL ROW

CURTAIN ROAD

WORSHIP STREET

**Retail**

**Accommodation for A Wide Variety of Occupiers**

**The Urban Yard: A Transformable Space**

**Residential Mews**

THE STAGE

# CULTURAL PLACEMAKING MISSION/ OBJECTIVES



**CELEBRATE** the 200yr+ legacy of the site as a destination for design, innovation, craft and exhibition. Conserving the cultural DNA of the City's original Design District.

**CHAMPION** Hackney's local talent by amplifying Hackney's reputation as the destination for investment into London's fast-growing creative and tech industries.

**CURATE** a new ecosystem of creative and social enterprises within a mixed-use cluster, in collaboration with cultural organisations working to nurture local talent, provide upskilling and employment opportunities, whilst attracting international businesses with strong ESG credentials.

**CULTIVATE** a new social value legacy for the site, as a destination that invites the local youth, residents and community groups within Hackney to co-create and co-design a public arts engagement programme that inspires civic pride and a sense of belonging.



## Sustainability and creativity play pivotal roles in maintaining the well-being of our planet and fostering thriving economies.

Our vision is to build a regenerative economy within the Shoreditch Works development leveraging sustainable capitals, embarking on a sustainable development journey that leads to a transformative (ad)venture. Enterprise has been the cause of most of the world's problems, we believe it is also the only force capable of solving them.

- **Social Capital**            the value generated for the broader society
- **Human Capital**            the impact on individuals and communities
- **Physical Capital**            the influence on buildings, infrastructure, and the public realm
- **Natural Capital**            the enhancement of the environment and promotion of sustainability
- **Economic Capital**            the commercial benefits derived

The principles of regenerative business are based on developing sustainable systems that not only minimise harm but actively contribute to the regeneration of ecosystems and communities.

Regenerative business takes many forms; from reducing externalities and adopting renewable energy to creating products and services that benefit the environment and enhance public health. Fundamentally, regenerative business is about creating systems that have a positive impact on the world around us.

**Our roadmap is for a regenerative economy bringing this vision to life within the Shoreditch Works development.**

# Creating a destination for innovation, culture and community with a number of partners.



- GoodPeople are a London-based social enterprise that works with local communities to design and deliver place-based impact programmes.
- We work with public, private and not for profit clients and a range of local partners - to design and deliver impact programmes that create more inclusive, resilient and sustainable places.
- **Good Work** - connecting local communities with opportunities for growth and progression.
- **Health and Wellbeing** - improving population health and community resilience.
- **Climate** - supporting individual behaviour change and new forms of cross-sector collaboration.

## Measured Social Value

Outcome	Social Value Proxy
Construction Roles (1 Year)	£4,572,747
Operational Roles (1 Year)	£23,763,238
Apprenticeships Total Social Value	£6,677,471
Careers Outcomes Total Social Value	£617,807

Outcome	Social Value Proxy
Construction Roles (4 Years)	£14,385,687
Operational Roles (10 Years)	£176,701,498
Apprenticeships Total Social Value	£6,677,471
Careers Outcomes Total Social Value	£617,807

### Social Value Low Estimate (Jobs Counted for 1 Year)

Total Social Value  
**£35.6m**

### Social Value 1 Year High Estimate (Jobs Counted for 4 & 10 Years)

Total Social Value  
**£198.4m**





- Crafts Council is the national charity for craft. We inspire making, empower learning and nurture craft businesses. We believe craft skills and knowledge enrich and uplift us as individuals, and, in doing so, will change our world for the better.
- Young Craft Citizens programme works strategically with young people to develop their professional skills and confidence and build their knowledge and understanding of the craft and creative sectors. We particularly invest in and nurture young people impacted by racism, classism, ableism and the intersection of these forms of discrimination.

## A Make First Approach

The 'Make First Approach' is illustrated through nine circular icons, each with a specific message:

- Icon 1 (Top Left):** A ball of blue yarn with a needle and thread. Text: "Dive straight into making! Pick your materials and have a go"
- Icon 2 (Top Middle):** A green ring with a gemstone. Text: "Make First is playful and open-ended; enjoy the making and don't focus on the final outcome"
- Icon 3 (Top Right):** A red line-art figure of a person with a raised hand. Text: "Explore your interests and develop your voice as a maker"
- Icon 4 (Middle Left):** Blue scissors cutting a ball of blue yarn. Text: "Tweak and tinker with materials to develop your ideas"
- Icon 5 (Middle Middle):** A green line-art bag or bundle of materials. Text: "Start again, work on several things at once or repeat the same thing with different materials"
- Icon 6 (Middle Right):** A red line-art figure of a person with a question mark above their head. Text: "Fail and try again to become a braver maker"
- Icon 7 (Bottom Left):** A green line-art group of people and tools. Text: "Learn together as a community"
- Icon 8 (Bottom Middle):** A blue line-art figure of a person with a question mark above their head. Text: "Make First is about the joyfulness and pleasure that comes from making"
- Icon 9 (Bottom Right):** A red line-art sewing machine. Text: "Build skills and knowledge from your interactions with materials and the physical world"

## Young Craft Citizens & the Meanwhile Programme

Young Craft Citizens have a long history of co-creation: responding to briefs and undertaking a broad range of activities. In doing so, they bring their perspectives and lived experiences – fundamental in any initiative aimed at engaging the next generation.

YCCs will develop and deliver events and showcases alongside activities linking with other Meanwhile Initiatives

Peer-led programme will inspire local young people to engage in craft, making and materials.

- YCCs develop skills and confidence - role models to local young people
- Programme prioritises hands-on activities combining traditional techniques with innovation
- Activities encompasses conversation, skill sharing, celebration, showcasing, and career development - with playfulness at heart.
- Approach brings to life all Cultural Placemaking Objectives through a craft and material lens.

**With a transformative space at the centre - here are some examples elsewhere in London and Vancouver.**



Bentall Centre (Vancouver, Canada)



99 City Road (Islington)



105 Victoria Street (Westminster)

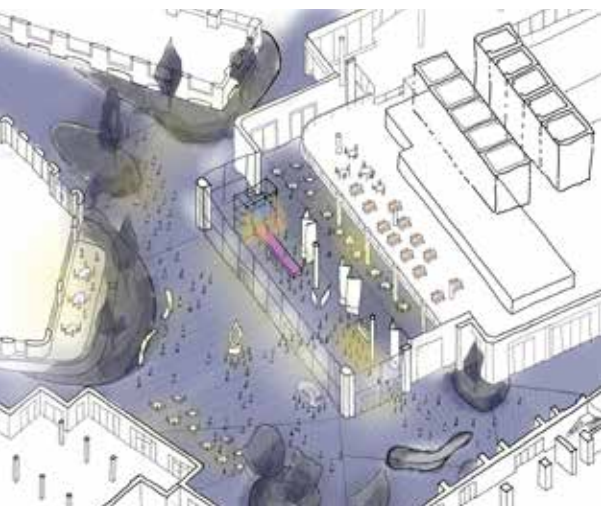
# A flexible, openable space capable of many different uses and configurations.



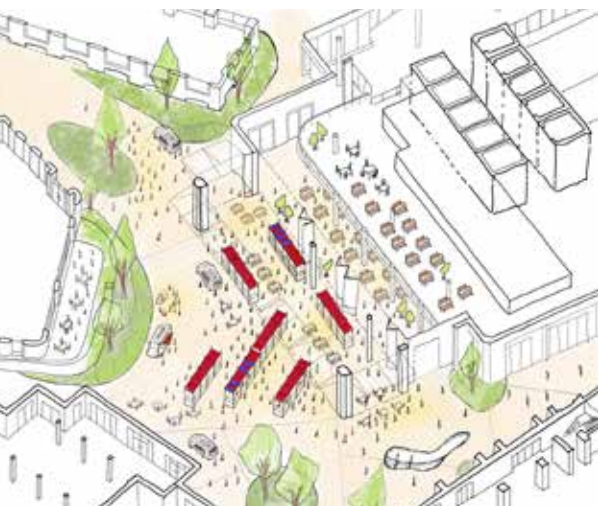
Weekday Lunch



Exhibition



Evening Event



Weekend Market



**And other contributors to the public realm, currently finalising design in response to DRP comments.**



**Brodie Neill**  
Designer



**ING Media**  
Cultural Strategy



**Rumi Bose**  
Regeneration Consultant



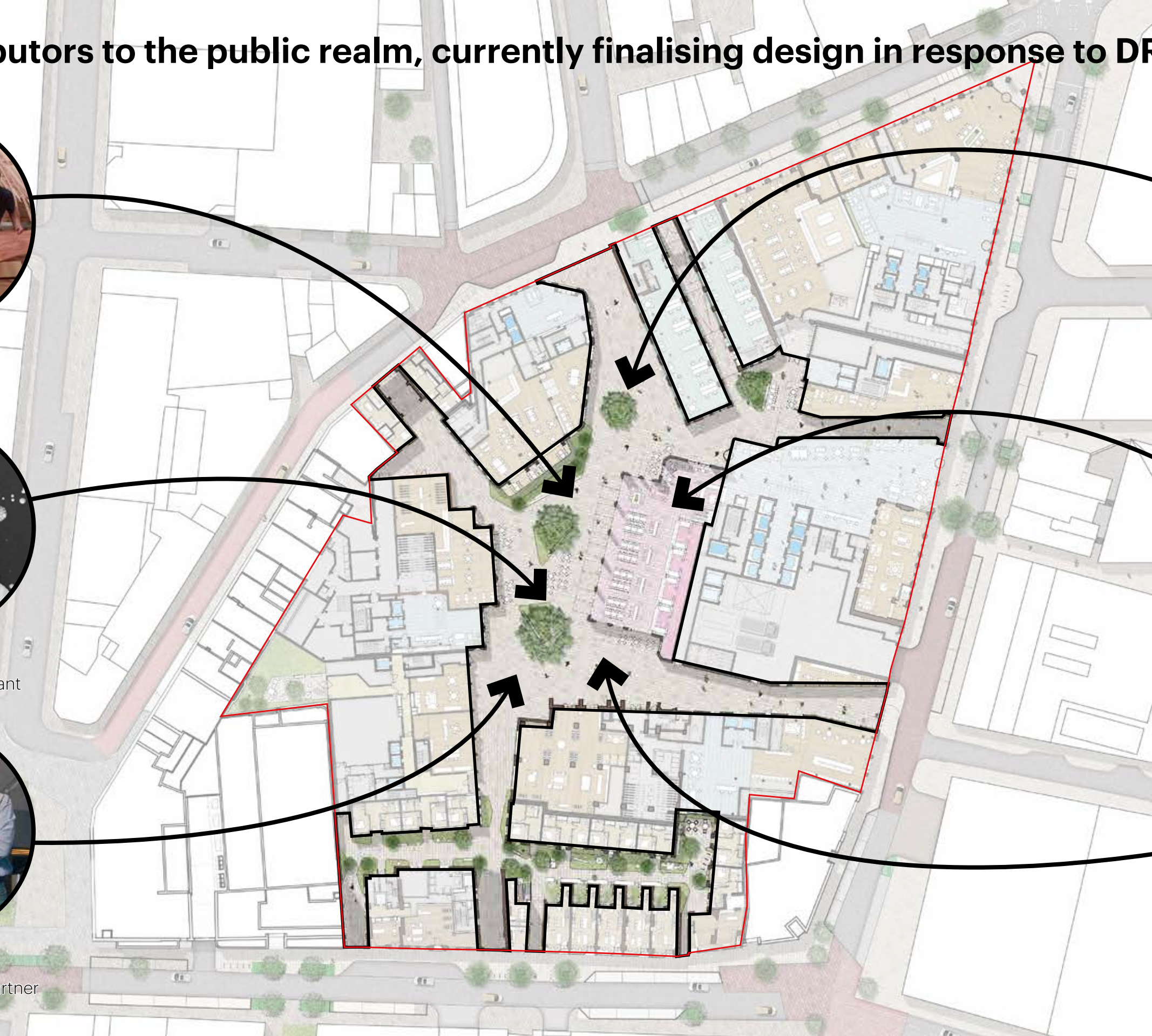
**Martin Francis**  
Designer



**GreenLab**  
Sustainability Delivery Partner



**Gillespies**  
Landscape Architect





# A family of buildings with different sizes, floorplates, and character.



**Plot A**

23 Curtain Road  
13-21 Curtain Road  
9/11A Curtain Road  
Roma Building



**Plot B**

25-27 Curtain Road  
58-62 Scrutton Street  
52-56 Scrutton Street  
48-50 Scrutton Street



**Plot C**

44-46 Scrutton Street  
40-42 Scrutton Street



**Plot D**

32-38 Scrutton Street



**Plot E**

25A Holywell Row



**Plot F**

87 Worship Street  
89 Worship Street



**Plot G**

7/11 Curtain Road



**Plot H**

91-101 Worship Street  
103 Worship Street  
105 Worship Street



**Plot J**

Worship Street Mews



**Plot K**

26 Holywell Row  
25 Holywell Row  
24 Holywell Row



**Plot L**

87A Worship Street  
89.5 Worship Street

# With a variety of materiality resonating with its Shoreditch context - analysis.

**London Stock**



Leonard Street/  
Great Eastern Street

**Red Brick**



Curtain Road/  
Scrutton Street

**Black Brick**



Wheler Street/  
Chance Street

**Polychromatic**



Great Eastern Street/  
Clifton Street

**Stone**



Paul Street/  
Leonard Street

**Concrete**



Curtain Road/  
Worship Street

**Glass and Steel**

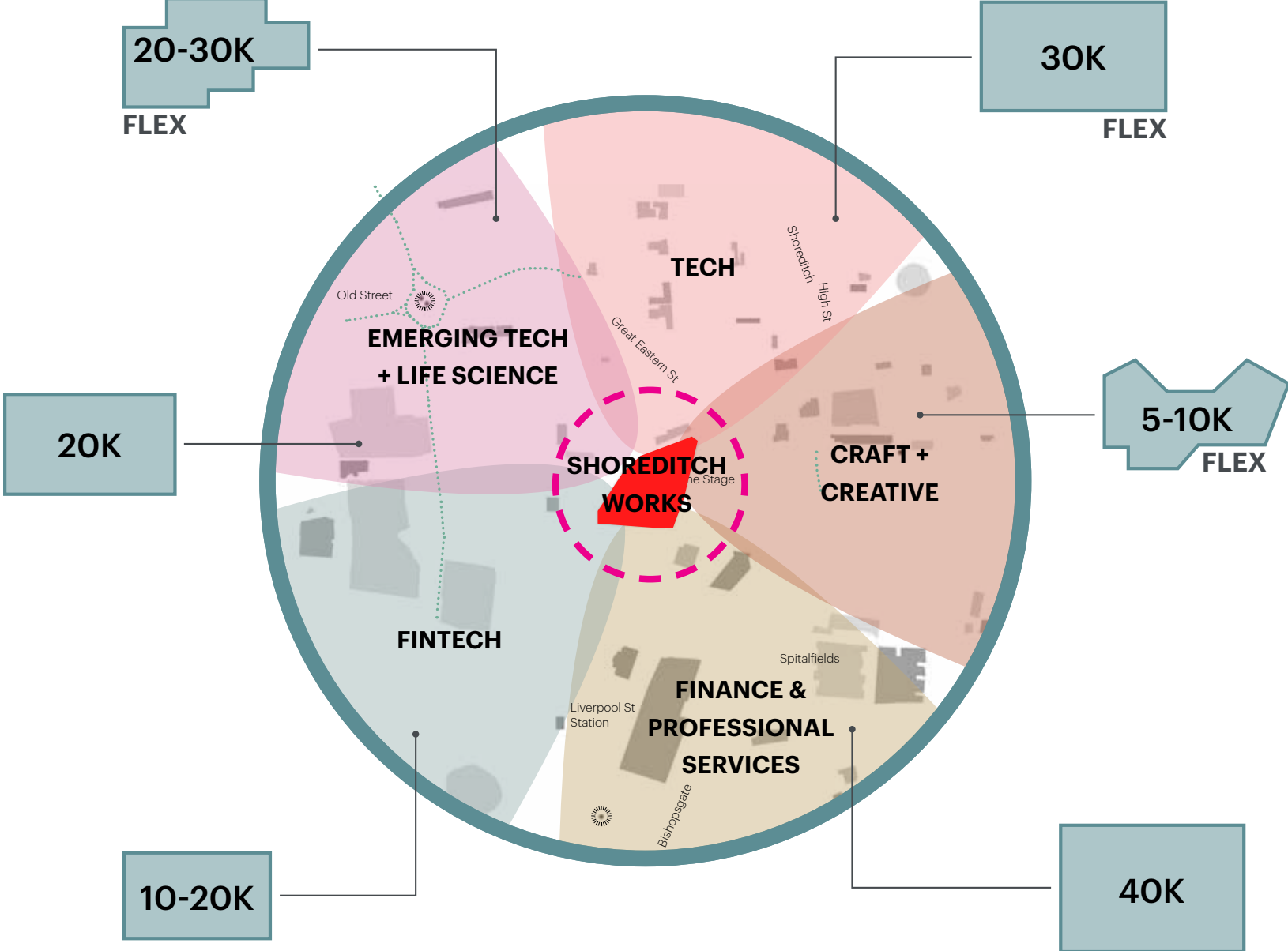


Great Eastern Street/  
Worship Street

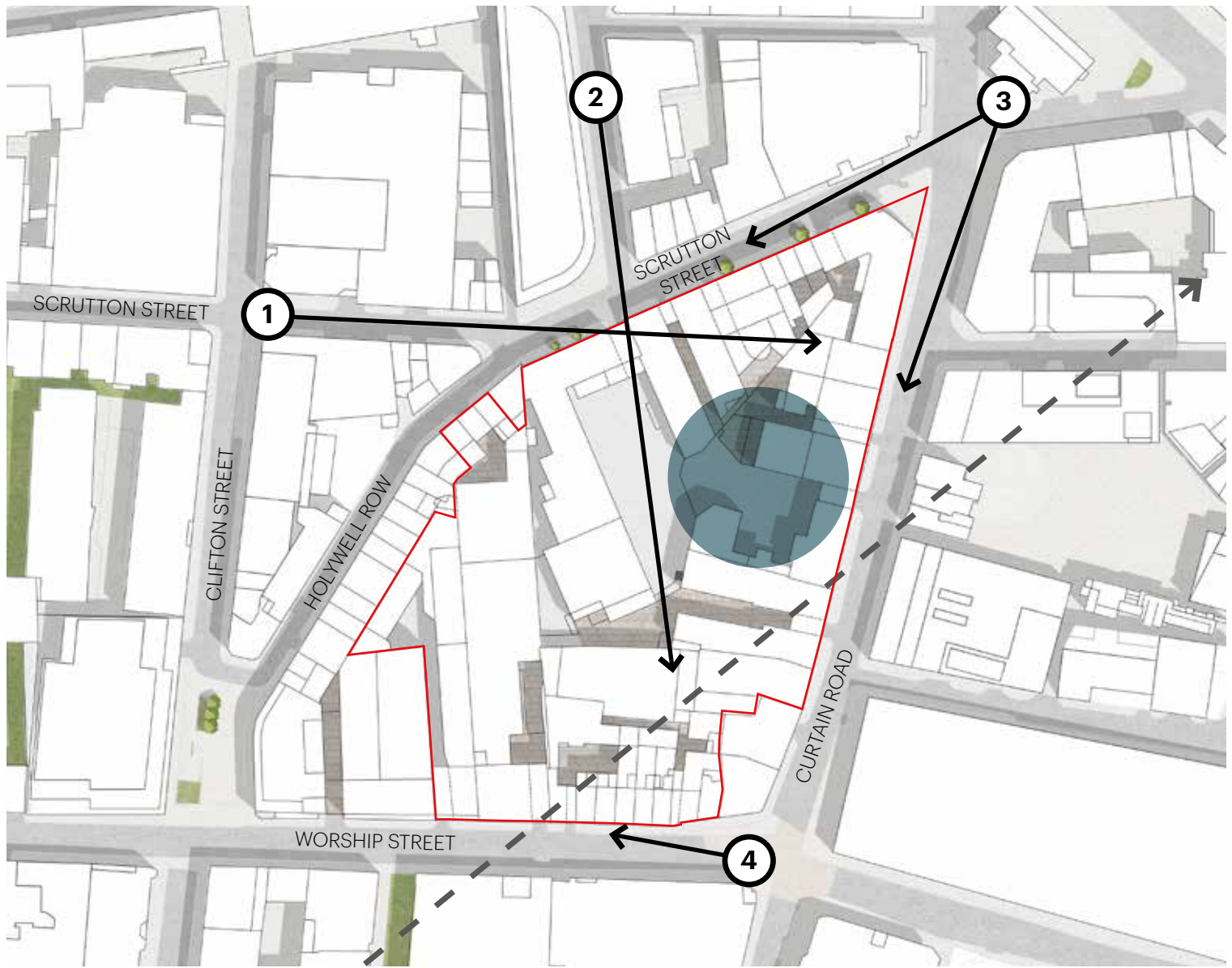
With a variety of materiality resonating with its Shoreditch context - response.



To compliment the retained/hybrid buildings, provide a wider range of floorplate sizes to attract larger tenants in a significant new building.



A Range of Floorplate Sizes



A Singular Location for Increase in Density with Minimum Visual Impact

- Proposed Planning Application Boundary ———
- Tall Building Location ●
- LVMF 8A.1 Westminster Pier to St. Paul's ———>
- Key Local Views ⊗

# A composition of 'warehouse' elements.



Plot A North Elevation Terraces



The Urban Yard



Curtain Road Viewing South



The visual impact is low after an extended and considered design process.



V1.0 - Hoxton Square



V1.1 Rufus Street - viewing from South along Curtain Road



V1.2 - Charlotte Road - Rivington Street



V2.0 - Hoxton Street



V2.2 - Curtain Road



V2.3 - Curtain Road

The visual impact is low after an extended and considered design process.



V11 - Tabernacle Street



V13 - Bunhill Fields



V14 - Bunhill Fields



V15.2 - Paul Street, junction with Epworth and Scrutton Streets



V17 - Luke Street, looking south along Phipp Street



V18 - Commercial Street at Quaker Street

# And many other views we do not affect.



1.3 Charlotte Road - Great Eastern Street



2.1 - Curtain Road



3 - Arnold Circus



4 - Shoreditch High Street, south of Bateman's Row



5 - Shoreditch High Street, opposite Holywell Lane



6 - Great Eastern Street, junction with Holywell Lane



7 - Worship Street



7.1 - Worship Street



8 - Appold Street



9 - Finsbury Square: South



10 - Worship Street, junction with City Road



10.1 - Worship Street



12 - Honourable Artillery Company Grounds



15 - Epworth St - Tabernacle Junction



15.1 - Epworth St



16 - Old Street, junction with Great Eastern Street



19 - Kingsland Road



20 - LVMF 8A.1 | Westminster Pier, at the orientation plaque



21 - LVMF 2A.1 | Parliament Hill, the summit - looking towards St. Paul's Cathedral

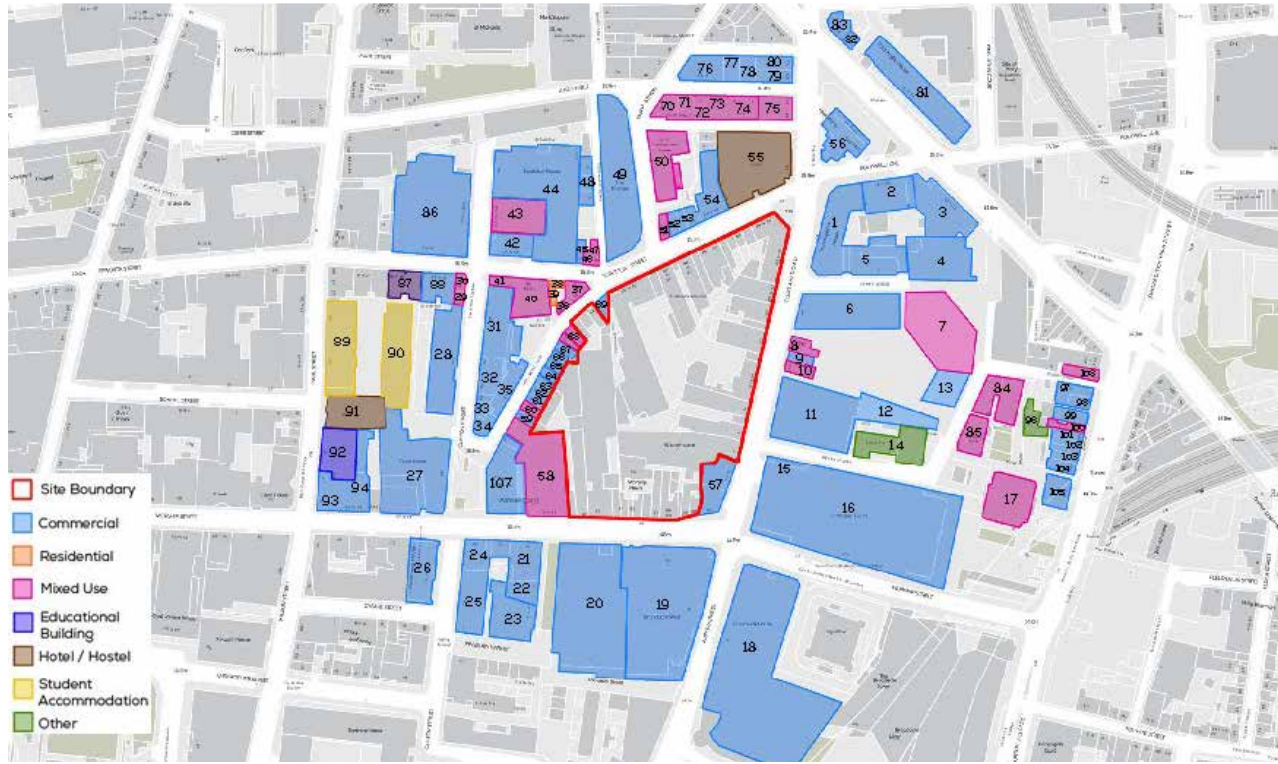
**LBH and GLA Officers, as well as both Design Review Panels have advised that the tall building causes 'less than substantial harm' to Designated Heritage Assets.**



# Limited and mitigated impact on microclimate in and around the site.



Amenity space receiving more than 2 hours on March 21st: **48.7%**  
 Public Amenity Area: **1,777m<sup>2</sup>**  
**Public Amenity Space Sunlight Analysis**



Following implementation of the proposed development, the surrounding properties assessed (including both residential properties and hotels in the below figures) will experience a high level of daylight and sunlight compliance in accordance with baseline recommendations in the BRE Guidelines:

- 93.9% of the 43 properties meet the Vertical Sky Component ('VSC')
- 94.5% meet the No Sky-Line ('NSL') criteria for daylight.
- 92.9% of the properties relevant for assessment meet the BRE criteria.

The high compliance rates for the properties around the site demonstrates that, relative to the size of the development, the impacts to neighbours are generally isolated to a handful of locations around the site.

## GIA Daylight and Sunlight Assessment

## Wind CFD Analysis



Grey	Frequent Sitting
Blue	Occasional Sitting
Green	Standing
Yellow	Walking
Red	Uncomfortable

Winter (Comfort)



Grey	Frequent Sitting
Blue	Occasional Sitting
Green	Standing
Yellow	Walking
Red	Uncomfortable

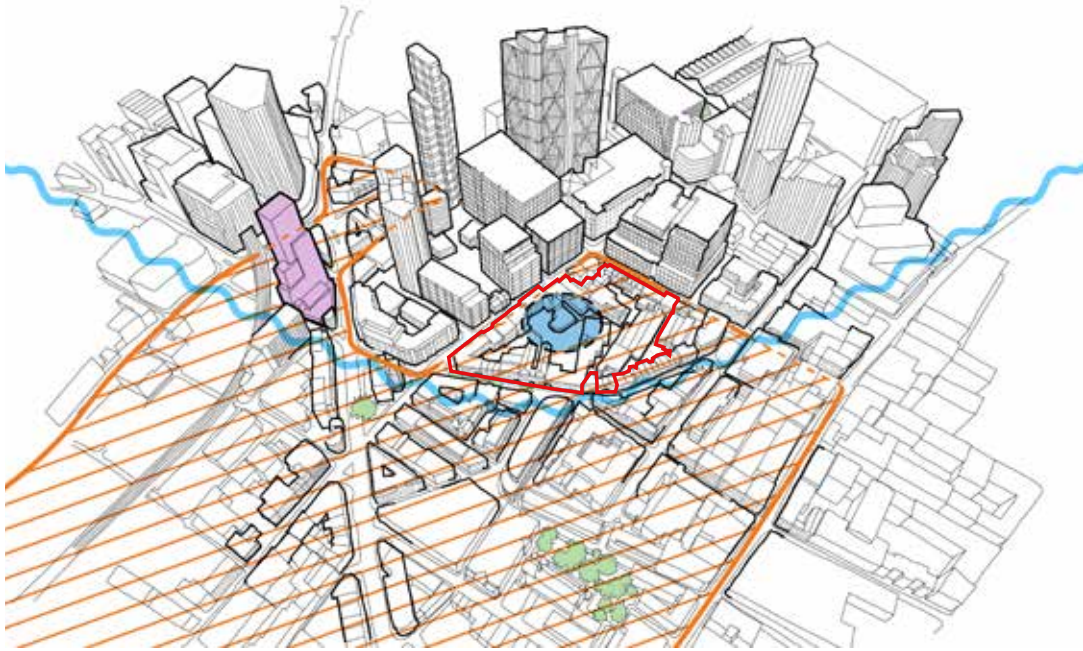
Summer (Comfort)








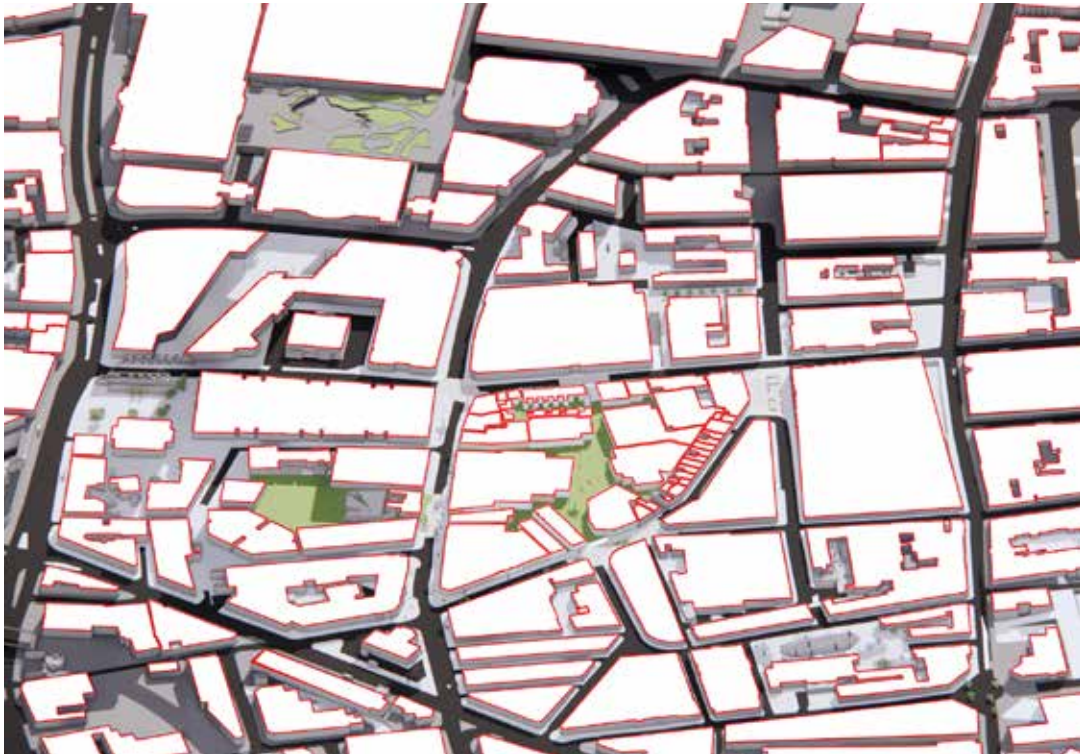
Red	Distress (S15)
Black	Safety (S20)

Safety

# Massing within wider context.



-  The City Fringe Cluster
-  South Shoreditch C.A.
-  Proposed within C.A.
-  Consented within C.A.
-  Proposed Planning Application Boundary



Open up a 'closed' urban block to a network of connections



Scale predominantly low



Singular building of greater height contextually located

# This sits amongst other tall buildings within the Conservation Area.

- Officers have advised that the tall building causes ‘less than substantial harm’ to Designated Heritage Assets.
- The proposal is acceptable under NPPF policy where the benefits outweigh the (less than substantial) harm.
- We have worked to minimise the harm caused to the Designated Heritage Assets.
- Conservation Officers have noted that the scheme needs to be taken as a balance between harm and benefits.

## Design Review Panel Comments

Panel members in both Design Review Panels found the tall building element to be acceptable in principle.

Further exploration of how the tall building came to the ground to provide a confident, assertive presence on both Curtain Road and on the skyline was recommended to provide a powerful local marker for Shoreditch Works.

The massing of the tall building has been developed in response to increase the coherence of its form.

## Buildings exceeding the height of the tall building on site that have been approved within the South Shoreditch Conservation Area



**One Fairchild**  
119m AOD

201-207 Shoreditch High Street,  
Hackney



**Art'otel**  
100m AOD

1-3 Rivington Street,  
Hackney

# Keep as much carbon as we can of post-war buildings, nearing 50% of Embodied Carbon retained.



**48% Total Retention of Existing Structures**  
(Heritage & Modern) by Gross Internal Area

- Retained
- Slab Demolition
- Structure Demolition
- Proposed Planning Application Boundary

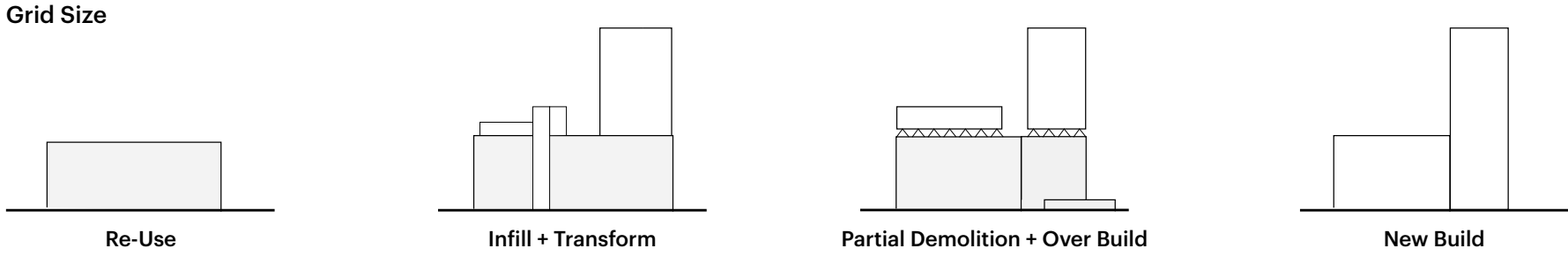
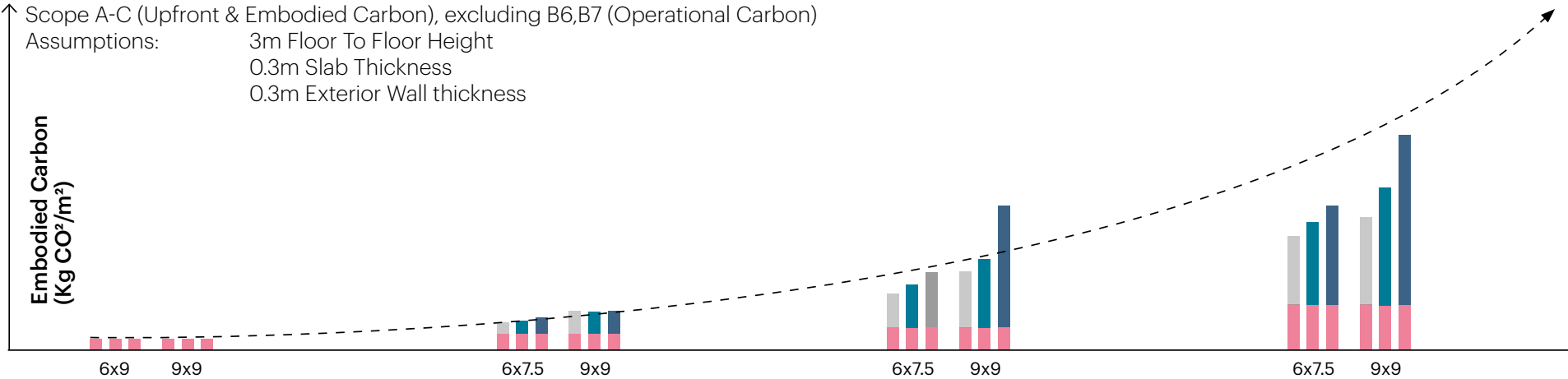


**Existing Total GIA**  
26,750m<sup>2</sup>

**Demolished Total GIA**  
13,908m<sup>2</sup>

## Whole Life-Cycle Carbon Study For Super Structure

Scope A-C (Upfront & Embodied Carbon), excluding B6,B7 (Operational Carbon)  
Assumptions:  
3m Floor To Floor Height  
0.3m Slab Thickness  
0.3m Exterior Wall thickness



And imaginatively incorporate it into a 'new' building. We have been doing these projects for 25+ years.



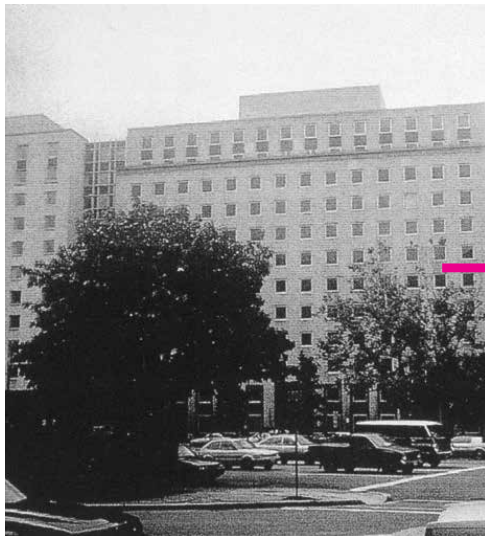
**81 Newgate Street**  
City of London



**Southbank Tower**  
Southwark



**Which? Headquarters**  
Marylebone



**The World Bank Headquarters**  
Washington D.C., USA



**Centra Metropark**  
New Jersey, USA



**Museum of Modern Art**  
New York, USA

# What is retained in each plot.



**Plot A**



**18% Total Retention of Existing Structures (Heritage & Modern) by Gross Internal Area**



**Proposed Structure**

**Plot B**



**33% Total Retention of Existing Structures (Heritage & Modern) by Gross Internal Area**



**Proposed Structure**

**Plot C**



**97% Total Retention of Existing Structures (Heritage) by Gross Internal Area**



**Proposed Structure**

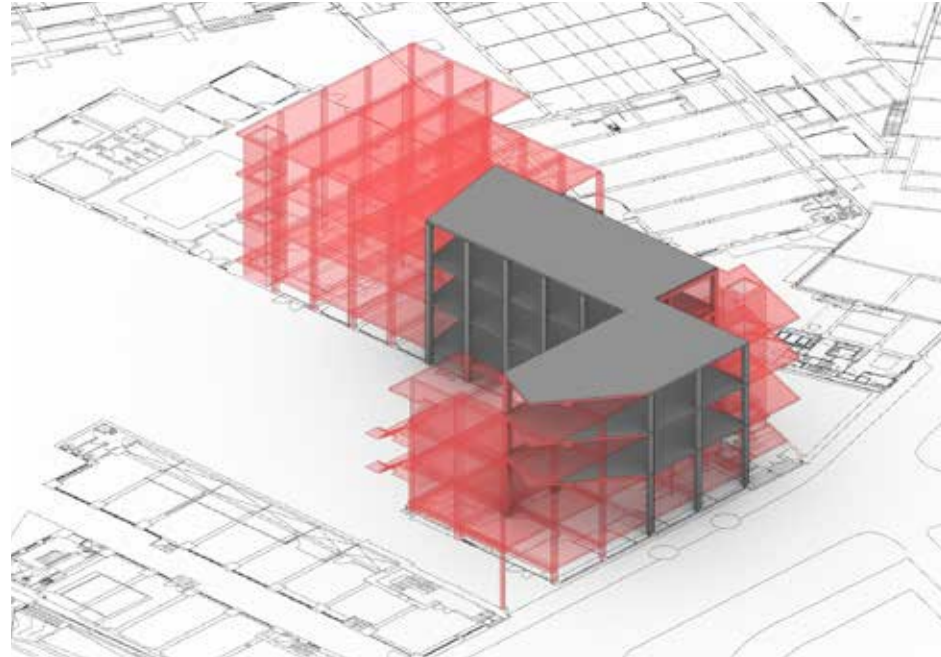
Retained Structure   
Demolition



# What is retained in each plot.



**Plot D**

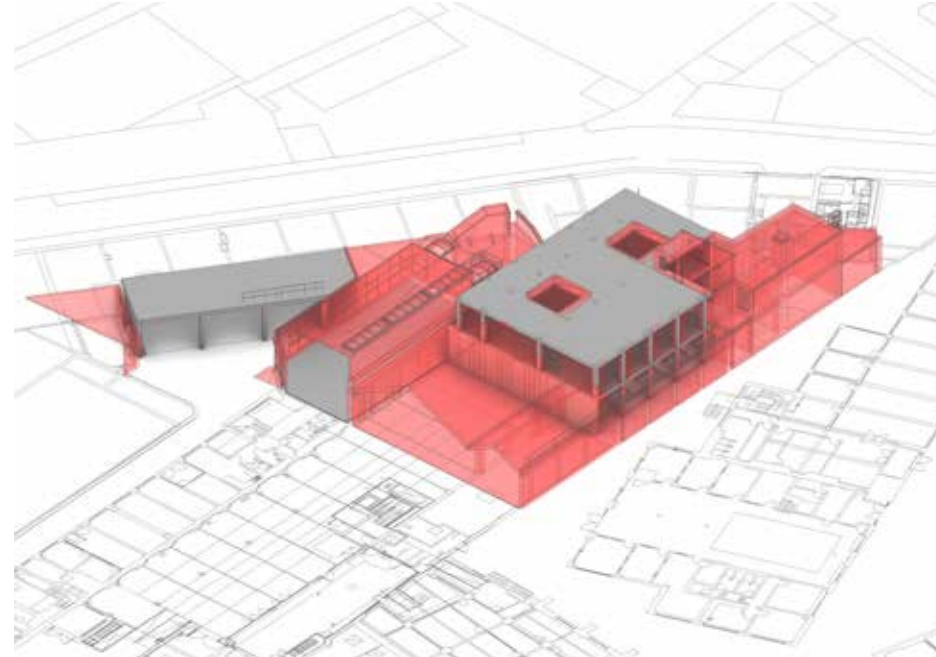


**52% Total Retention of Existing Structures (Modern) by Gross Internal Area**



**Proposed Structure**

**Plot E**



**83% Total Retention of Existing Structures (Heritage & Modern) by Gross Internal Area**



**Proposed Structure**

**Plot G**



**71% Total Retention of Existing Structures (Heritage & Modern) by Gross Internal Area**



**Proposed Structure**

Retained Structure   
Demolition




# The office space on site.

Ground Floor Plan

Regeneration of a focal site at the heart of South Shoreditch - a significant investment in Office Space.

- 437,550 ft<sup>2</sup> new office towards L.B.H.'s need of 1,270,140 ft<sup>2</sup>\* G.I.A. by 2033 (34%)  
\*Local Plan Policy LP26
- ~43,750 ft<sup>2</sup> of affordable/low-cost workspace, 10% of new office uplift.
- Space for ~6,020 office jobs
- 715+ Unemployed Hackney Residents Supported into Good Work in Growth Sectors

- Office Lobby 
- Class E 
- Affordable/Low Cost Workspace 
- Residential 
- Urban Room 
- Back of House 
- Entrance 
- Cycle Entrance 

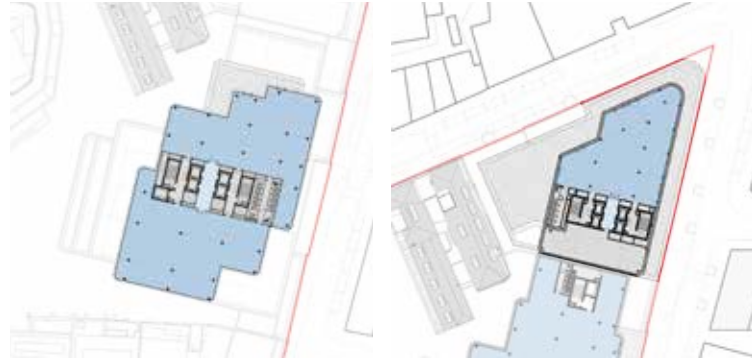




# The office space on site.

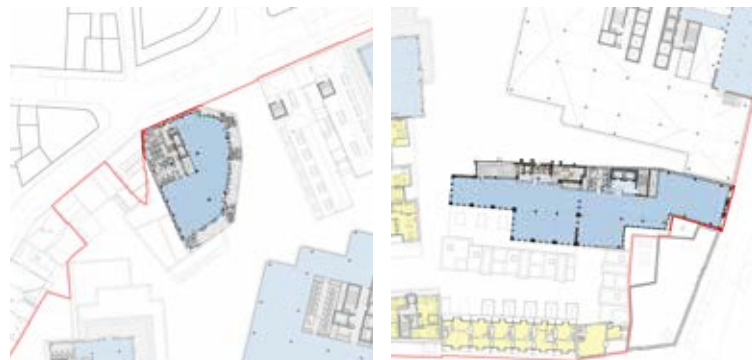
Typical Floor Plan

## A Variety of Floorplate Sizes









**Plot A - L16**  
GIA - 1,562m<sup>2</sup>

**Plot B - L06**  
GIA - 889m<sup>2</sup>



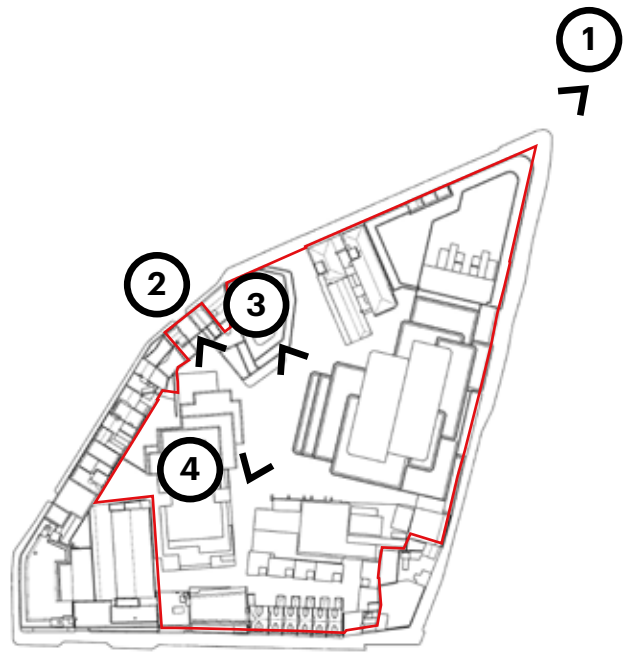
**Plot D - L04**  
GIA - 420m<sup>2</sup>

**Plot G - L03**  
GIA - 835m<sup>2</sup>

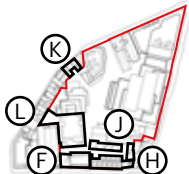
- Office 
- Affordable/Low Cost Workspace 
- Residential 
- Back of House 
- Entrance 
- Cycle Entrance 



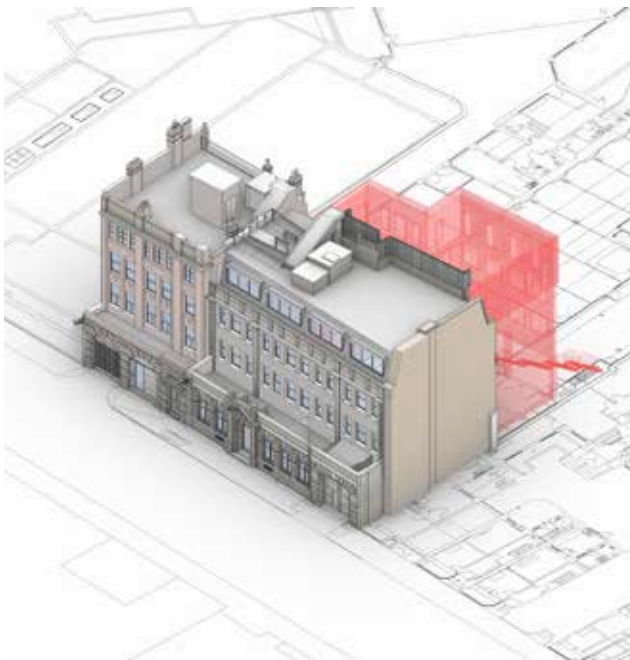
# The office space on site.



# What is retained in each residential plot.



**Plot F**



**66% Total Retention of Existing Structures (Heritage & Modern) by Gross Internal Area**



**Proposed Structure**

**Plot H**

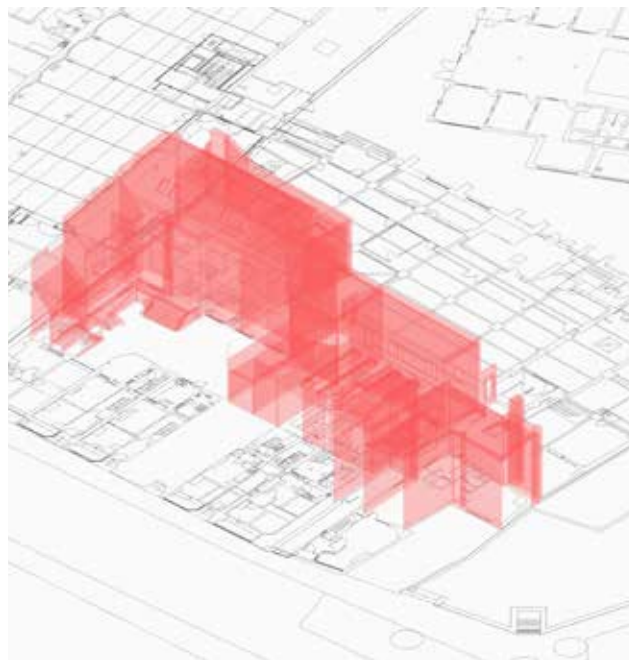


**87% Total Retention of Existing Structures (Heritage) by Gross Internal Area**



**Proposed Structure**

**Plot J**



**0% Total Retention of Existing Structures (Modern) by Gross Internal Area**



**Proposed Structure**

**Plot K**

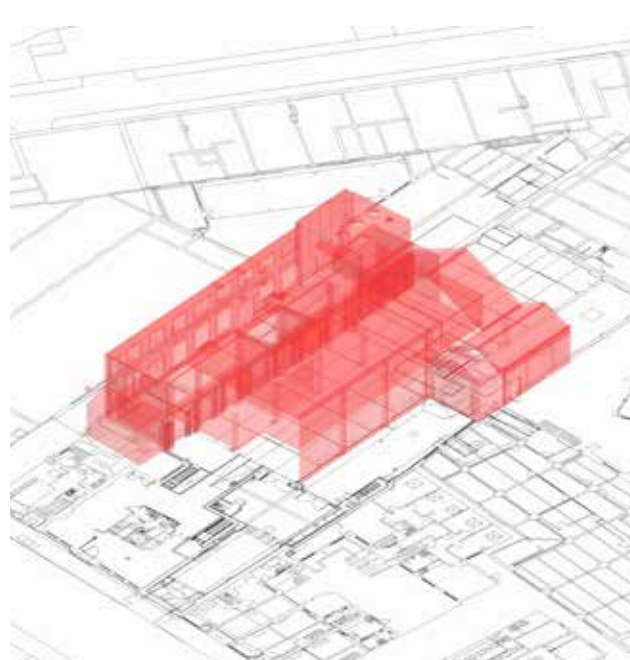


**100% Total Retention of Existing Structures (Heritage) by Gross Internal Area**



**Proposed Structure**

**Plot L**



**24% Total Retention of Existing Structures (Modern) by Gross Internal Area**



**Proposed Structure**

Retained Structure   
Demolition



# The residential on site.

Ground Floor Plan

We started with 38 Units.

We have doubled the number proposed to reach 78 Units, 78,250ft<sup>2</sup> of residential area.

This is triple the existing residential area on site to align with the June 2023 London Housing Standards.

With a policy compliant affordable housing offer.

- Office Lobby
- Class E
- Residential
- Urban Room
- Back of House
- Entrance
- Cycle Entrance



# The residential on site.

Typical Floor Plan

## Plot F - 11 Units TOTAL

1B/1P	1B/2P	2B/3P	2B/4P	3B/4P
2	3	4	0	2

## Plot H - 12 Units TOTAL

1B/1P	1B/2P	2B/3P	2B/4P	3B/4P
6	0	0	1	5

## Plot J - 6 Units TOTAL

1B/1P	1B/2P	2B/3P	2B/4P	3B/4P
0	2	4	0	0

## Plot K - 5 Units TOTAL

1B/1P	1B/2P	2B/3P	2B/4P	3B/4P
1	3	0	1	0

## Plot L - 44 Units TOTAL

1B/1P	1B/2P	2B/3P	2B/4P	3B/4P
0	24	16	3	1



- Office ■
- Residential ■
- Back of House ■
- Entrance ▲
- Cycle Entrance △

# The residential plots.



## Urban greening at ground and terrace levels.

Achieve an Urban Greening Factor above the 0.3 target for commercially-led developments.

3,610m<sup>2</sup> of ground floor external space for Urban Greening.

5,660m<sup>2</sup> of roof terraces for Urban Greening.



# Sustainability targets well above planning minimum requirements (GLA, LETI, UKGBC targets).

**BREEAM  
Outstanding**  
Certification Rating Target



**NABERS UK  
5-5.5\***  
Certification Rating Target

Carbon Targets		New Build	Hybrid Old + New	Refurbishment Old + New
Embodied Carbon Upfront Carbon	Office	<600 kgCO <sub>2</sub> /m <sup>2</sup>	<550 kgCO <sub>2</sub> /m <sup>2</sup>	<350 kgCO <sub>2</sub> /m <sup>2</sup>
		GLA aspirational WLC Benchmark	GLA aspirational WLC Benchmark	Band A - LETI 2030 Design Target
	Residential	<500 kgCO <sub>2</sub> /m <sup>2</sup>		<300 kgCO <sub>2</sub> /m <sup>2</sup>
		Band C - LETI 2030 Design Target		Band B - LETI 2030 Design Target
Operational Carbon Energy Intensity	Office	55 - 30 kWh/m <sup>2</sup> Annually	55 - 30 kWh/m <sup>2</sup> Annually	55 - 30 kWh/m <sup>2</sup> Annually
		UKGBC 2025-2050 Targets	UKGBC 2025-2050 Targets	UKGBC 2025-2050 Targets
	Residential	35 kWh/m <sup>2</sup> Annually		50 kWh/m <sup>2</sup> Annually
		Passivhaus + GLA Targets		LETI Best Practice Retrofit



# Additional sustainability principles.

## Embodied Carbon

- **Near-50%** of existing structure retained.
- **New low-carbon** structure and envelope.
- **40%** target of overall materials to be recycled/re-used.
- Inventory of all materials on site to be taken to consider re-use.

## Operational Carbon

- Passive design principles including **shading, % openings, thermal mass, and natural ventilation.**
- **New low-carbon** structure and envelope.
- **10-15%** target of fabric energy efficiency improvement compared to Part L.



- Route to Project Net Zero Carbon
- **>2%** average daylight factor in occupied spaces.
- **BNG** - Biodiversity Net Gain in proposed development.
- Circular Economy Detailed Assessment
- **30%** reduction in surface water runoff through SUDs strategy.
- **95%** non-hazardous construction waste diverted from landfill and all non-hazardous demolition waste diverted.
- Life Cycle Cost Analysis
- Introduce a new role to monitor and report on material procurement and waste management on site.
- **Whole Life Carbon Assessment**
- **Car-Free** development.

# The benefits of the scheme.



**PLACEMAKING**      **Create New Public Space + Improve Access to Adjacent Streets**

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Celebrate the Cultural Heritage + Sense of Place:

- An Urban Experience
- Active Public Realm
- Mixed Scale + Massing
- Enhance Connectivity



**COMMUNITY**      **An Authentic District which Builds on the Strengths of Hackney**

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Involve ALL the community celebrating diversity + youthful creativity

- Engage Early
- Accessible + Inclusive
- Education + Skills
- New Amenities for All



**ENVIRONMENT**      **Preserve Carbon + Build on Existing Character**

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Retain What Works + Build to Maximise Environmental Outcomes:

- Urban Biodiversity
- Health + Wellbeing
- Evidence Based Carbon
- Innovative Retrofit + Reuse
- Sustainable Transportation



**DELIVERABILITY**      **Unlock the Site's Potential + Viable Delivery**

---

Start with Easy Wins + Build Incrementally:

- Innovative Partnerships
- Commercial Viability
- Flexibility
- Diversity of Uses

## Economic Benefits



Regeneration of a focal site at the heart of South Shoreditch - a significant investment in Office Space



**437,550 ft<sup>2</sup>** new office towards L.B.H.'s need of 1,270,140 ft<sup>2</sup>\* G.I.A. by 2033  
(34%) \*Local Plan Policy LP26



~**43,750 ft<sup>2</sup>** of affordable/low-cost workspace, **10%** of new office uplift.



Space for ~**6,020** office jobs

**715+ Unemployed Hackney Residents**  
Supported into Good Work in Growth Sectors



**78 Units or 2x** of existing residential units to be provided, equal to



**78,250 ft<sup>2</sup> or 3x** of existing residential area, all aligned with the June 2023 London Housing Standards.



**Affordable Housing**  
A policy compliant offer.

## Public Realm + Context Benefits



**43,725 ft<sup>2</sup>** of Publicly Accessible Ground Floor Internal Space

**+38,430 ft<sup>2</sup>**  
**Uplift in Area**



**38,860 ft<sup>2</sup>\*** of Publicly Accessible Ground Floor External Space  
\*Local Plan Policy LP48

**+38,040 ft<sup>2</sup>**  
**Uplift in Area**



Widen Curtain Road Pavement from **2.8m to 5.0m**

Widen Worship Street Pavement from **2.8m to 5.2m**



**New 8,110 ft<sup>2</sup>** flexible 'Urban Room'

**A flexible Community Asset**

## Community + Social Benefits



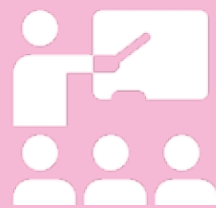
### Cultural Placemaking Strategy

#### Contributors & Designers

Crafts Council / ING Media / Gillespies / GreenLab Brodie Neill / Rumi Bose / Martin Francis



~9,980 ft<sup>2</sup> 'Urban Room' & Ground Floor Space relevant to the local community & local enterprises



Local educational outreach programme scheduled within Flexible Community Space



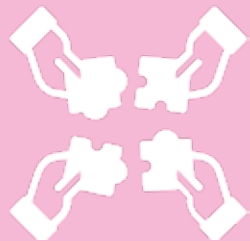
Engaged to connect corporate volunteers to disadvantaged job-seekers in Hackney



Community Infrastructure Levy Payments



~1,254 cycle spaces provided throughout development



£35.6m Social Value Low Estimate (Jobs Counted for 1 Year)

£198.4m Social Value 1 Year High Estimate (Jobs Counted for 4 & 10 Years)

1,500 Career Development Outcomes for Hackney's Young People

## Key Sustainable Drivers



near-50% of Floor Area retention of existing structure



c.100,000 ft<sup>2</sup> of public spaces & terraces for Urban Greening



Operational carbon reduction  
35% reduction over Part L



Reduced Solar Gain & Embodied Carbon optimisation



All Heritage buildings and structures retained.



Average Embodied Carbon Target 560 kgCO<sub>2</sub>/m<sup>2</sup> (meet GLA)

BREEAM



Target BREEAM Outstanding NABERS UK 4.5-5.5 Star

# Development Team



Bard Family Business

+

Linea Properties  
joint venture



Harbour Family Business



Planning & Townscape



Architecture



Structural Engineers & Transport



Building Services & Sustainability



Landscape



Heritage Architect



Development Consultants



Cultural Strategy



Community Programme



Delivery Partner



Daylight & Wind



Environmental Impact Assessment



Cost Consultancy



Communication



