



**PRESS RELEASE
7 NOVEMBER 2018**

Developers of The Goodsyard unveil revised plans for mixed-use urban quarter in heart of Shoreditch



The joint venture between Hammerson and Ballymore has launched updated proposals for the regeneration of the Bishopsgate Goodsyard to create a 10 acre, mixed-use urban quarter in the heart of Shoreditch, east London.

The developers, working with master planner FaulknerBrowns Architects, Buckley Gray Yeoman, Spacehub, and Chris Dyson Architects, will tomorrow (8 November) launch a consultation with the local community on the updated proposals for developing The Goodsyard site, which has been derelict since a fire in the 1960s.

With the removal of the two high-rise residential towers, the revised approach allows for lower building heights and a focus on flexible workspace and the creative industries. This results in reduced density and the tallest building in the scheme dropping from 46 storeys to 29.

Overall the scheme now provides a reduction of 1m sq ft of development providing a lower density scheme with a greater diversity of uses, focusing on the creative industries. This

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includes 1.4m sq ft of offices and affordable workspace, 175,000 sq ft of retail and a 250-300 bed hotel. A destination building for cultural space on Brick Lane is also proposed, as well as exhibition space along the historic London Road beneath the elevated park.

The plans also include an increased amount of public realm with 5.9 acres at ground and as part of the proposed park on top of the historic Braithwaite Viaduct. This will include a diverse mix of imaginative landscaped spaces, as well as cafés, restaurants and a hotel, creating active uses as part of the extended 'high-line'-style walkway.

At street level a fresh approach to routes and public spaces now also includes a new east-west pedestrian street running from Brick Lane to Shoreditch High Street. The revisions will also see more of the site's heritage retained, with the listed Braithwaite Viaduct arches opened up to the public and the Oriel Gate restored to become the 'gateway' entrance to the site from Shoreditch High Street.

The 2014 proposals also included a series of tall residential towers along Sclater Street, which have now been replaced with 7-14 storey mansion blocks in response to local feedback. The plans include up to 250 homes and at least 35% of these new homes will be affordable.

Tony Coughlan, development manager, Hammerson, said: "The Goodsyard is a highly challenging site with a large number of constraints and comes with a fascinating history. Our updated proposals respond positively to feedback on our planning applications and previous community consultations and constructive conversations with the GLA and the local boroughs. The revised plans will form part of Hammerson's City Quarters concept announced earlier this year and will provide over 10,000 jobs along with a vibrant mix of uses and reduced density, while preserving and showcasing the site's unique heritage and character."

Nicola Zech-Behrens, senior development manager, Ballymore, said: "The revised proposals offer a development that brings a more human sense of scale. With reduced heights, and greater provision for affordable and creative workspace, the amendments to the application support the area's local and international reputation as a hub for tech and entrepreneurs. Thanks to smaller retail units, studios and workshops, this part of London will continue to innovate and grow."

Paul Rigby, partner FaulknerBrowns Architects, said: "Our fresh approach to streets and laneways creates an urban neighbourhood that integrates with the surrounding townscape,

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while the reimagined ‘high-line’-style walkway and park which blends landscaping with more active uses creating an urban park. The proposed amendments to the residential buildings along Sclater Street allow for mid-rise mansion blocks, well suited to a mix of housing types and tenures and in keeping with the local character, creating an exciting and thriving new quarter for London.”

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IMAGES ARE AVAILABLE HERE

https://www.dropbox.com/sh/znxtfr75k0feopv/AAubXWmrI0_1Q8lxb6lCdTca?dl=0

NOTES TO EDITORS

The revised proposals follow the submission of the JV’s comprehensive plans for the development of the site in 2014, which comprised 1,356 new homes, 700,000 sq ft office space and 180,000 sq ft of retail space.

In May 2015 the application was ‘called in’ by the then Mayor of London Boris Johnson, with the Greater London Authority (GLA) assuming the role of Local Planning Authority for the application.

In 2016, the GLA’s officer report recommended the planning permission should be refused. The Mayor agreed to defer the determination to allow the JV further time to evolve the design and work with the GLA planning officers and the boroughs to respond to comments.

A public exhibition on the updated proposals opens tomorrow (8 November 2018) with a series of events over the following week:

PUBLIC EXHIBITION - Protein Studios, 31 New Inn Yard, Shoreditch, EC2A 3EY

- Thursday, 8 Nov, 2-5pm
- Saturday, 10 Nov, 11-4pm
- Monday, 12 Nov, 5-9pm
- Wednesday, 14 Nov, 2-5pm
- Thursday, 15 Nov, 2-5pm

The consultation will also include a series of workshops to discuss some of the key aspects of the proposals in more detail with the team and community:

THEMED EXCHANGES - Protein Studios, 31 New Inn Yard, Shoreditch, EC2A 3EY

- Design Approach: Tuesday, 13 Nov, 7-9pm
- Public Spaces: Wednesday, 14 Nov, 7-9pm
- Culture and Creativity: Thursday, 15 Nov, 7-9pm

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Mini exhibitions will also be held at various locations throughout the exhibition period. Times and locations can be viewed at: www.consultation.thegoodsyardlondon.co.uk

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