ABERFELDY NEW MASTERPLAN

Virtual Community Forum event in partnership with the London Borough of Tower Hamlets

POPLAR HARCA

ECOWORLD LONDON

RUNNING ORDER

6:30pm Welcome and Introductions by the Chair (London Borough of Tower Hamlets)

6.35pm Introduction by Poplar HARCA and EcoWorld London

6.45pm Presentation of the Aberfeldy New Masterplan and Phase A proposals by the design team

7:15pm Q&A session (moderated by Lowick/LBTH)

8:00pm Close

INTRODUCTION

Poplar HARCA - Client

Ecoworld - Client

Levitt Bernstein - Masterplanner and Architect

Morris and Company - Architect for Phase A

LDA - Landscape Architect

DP9 - Planning Consultant

Velocity - Transport Consultant

Lowick - Consultation Consultant

PURPOSE OF THE FORUM

- To set out the detail of the Aberfeldy masterplan
- To explain the communities' role in developing the masterplan
- To hear residents' feedback and answer any questions
- To explain the next steps

THE STORY SO FAR

ABERFELDY

Bromley Hall
A-12
River Lea
River Lea
Teviot Estate
Bromley Hall School
Nairn Street
Langdon Park
Langdon Park Station
St Leonards Rd
Jolly's Green
Abbott Rd
Leven Yard Gasworks site
MUGA
Balmore Cl
Phase 6
Millennium Green
Leven Rd
Dee St
Beneldi St
Braithwaite Park
Burcham St
Balfron Tower
Phase 5
Phase 4
Culloden Primary School
Blair St
Phase 3
Phase 2
Phase 1
A-13 East India Dock Road
City Island
Bow Creek Ecology Park
All Saints Church
Republic
Cotton St
New masterplan red boundary line
Built phases 1-3
OPP phases 4-6

WHERE THE JOURNEY BEGAN

Aerial view of the Aberfeldy estate — the buildings on the Currie and Dunkeld site have subsequently been demolished

WHAT WE HAVE DELIVERED SO FAR

At Aberfeldy Village we have delivered:

- East India Green linear park
- Over 900 new homes
- Health centre
- Community centre
- New public square
- Aberfeldy St extension with new shops
- Landscaped gardens & play spaces

CONSULTING WITH THE COMMUNITY

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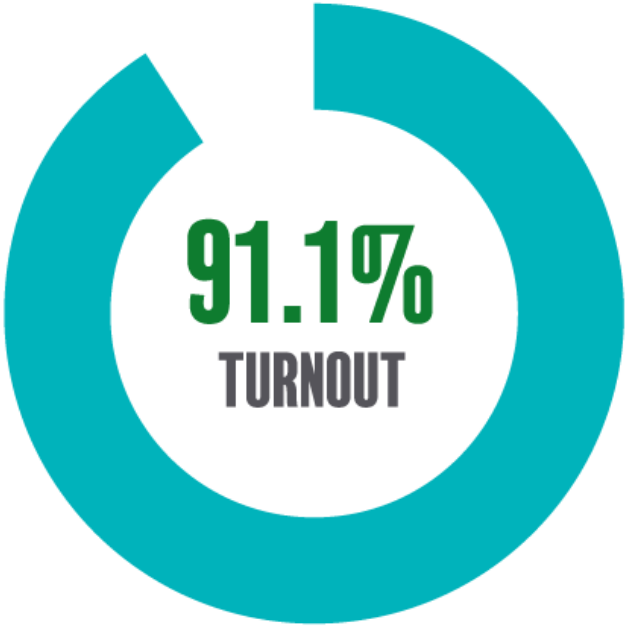
- **June - August 2019** - Listening exercises with residents to discuss regeneration priorities.
- **June – July 2020** - 'Planning for Real' consultation with residents
- **Sep - Oct 2020** - Estate Regeneration Ballot 93% of residents support masterplan proposals
- **Nov - Dec 2020** - 1st public consultation
- **Dec 2020** – Ongoing Residents' Steering Group (RSG) formed. Regular meetings ongoing
- **June 2021** - Outreach door-knock exercise with residents across Poplar
- **July – Sep 2021** – 2nd public consultation



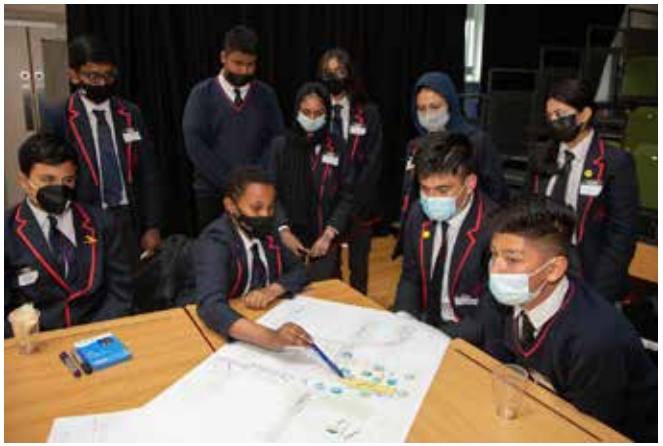
PUBLIC CONSULTATION FEEDBACK

- We asked people to rank their priorities for the regeneration of Aberfeldy. The top three was followed closely by new homes, particularly affordable and social rent housing. The top three were:
  1. Social and transport infrastructure
  2. Community Safety
  3. Public realm
- Nearly two thirds backed plans to pedestrianise the vehicular underpass and provide a new A12 junction.
- Public consultation feedback quotes:
  - "I love the notion of the vehicular underpass being a cycle/ pedestrian route"
  - "Not enough space so building higher is good for creating more homes"
  - "We need the area to be more lit up for safety, other safety measures would be appreciated"
  - "I am looking forward to a new Aberfeldy Village with better outlook for all residents"

CO-DESIGNING A CHILD-FRIENDLY MASTERPLAN

Aberfeldy Manifesto

- I want to live in a friendly place
- I want to live in a place where I'm free and safe to do what I like
- I want it to be a place for all ages
- I want to live in a green eco-friendly environment
- I want to be able to get around freely



WHAT RESIDENTS TOLD US

- Improved social and transport infrastructure the number 1 priority for residents
- 60% support the overall vision and objectives of the masterplan
- 64% support plans to deliver new homes
- 58% support plans to transform the Abbott Road underpass

OUR COMMITMENT TO RESIDENTS

Residents' aspirations	Our commitment
Keep the community together	Every resident will be offered a like-for-like home in Aberfeldy
We want modern new homes that are affordable, secure, spacious, light and well built	Deliver high-quality new homes that meet or exceed space standards with generous amenity spaces
We want a variety of different housing types with taller buildings on the A12 boundary	Deliver a range of different homes. Tall apartment buildings sensitively located on the A12 boundary
We want improved safety for all residents at the heart of the design	Deliver a child-friendly environment, with better connected, safer, greener streets, parks and public spaces
We want safer, better routes across the A12, particularly at the Abbott Road underpass	Radically transform the Abbott Road underpass into Highland Place, creating new walking and cycling connections
We want new shops, cafes, safe green spaces to create a better place to live	Deliver shops and community facilities alongside new and enhanced streets and green space
Parking for all existing resident permit holders.	Everyone with a parking permit today will continue to do so
We want the Residents Steering Group to have a proper voice as the regeneration plans come forward	Ensure the RSG take decisions with Poplar HARCA at every stage

CHALLENGES AND KEY LOCAL ISSUES

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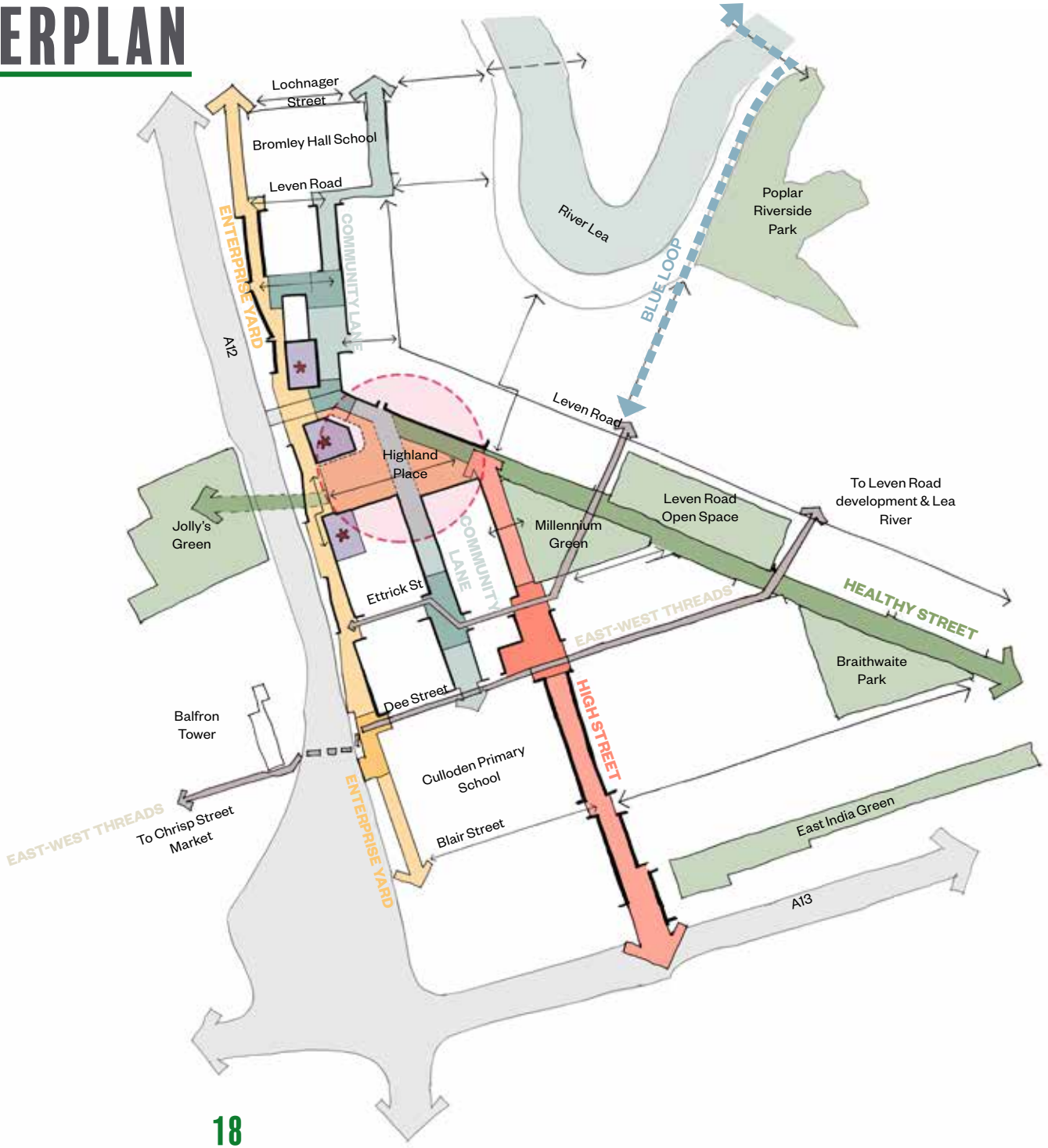
- Cut off and isolated by A12 & A13
- Lack of good quality parks and usable public spaces
- Visibly dated and tired housing
- Poor air quality
- High levels of deprivation

THE ABERFELDY NEW MASTERPLAN

THREADS OF THE MASTERPLAN

The Threads

- Healthy Street
- Aberfeldy High Street
- Enterprise Yard
- Community Lane
- East-West Links
- Blue Loop

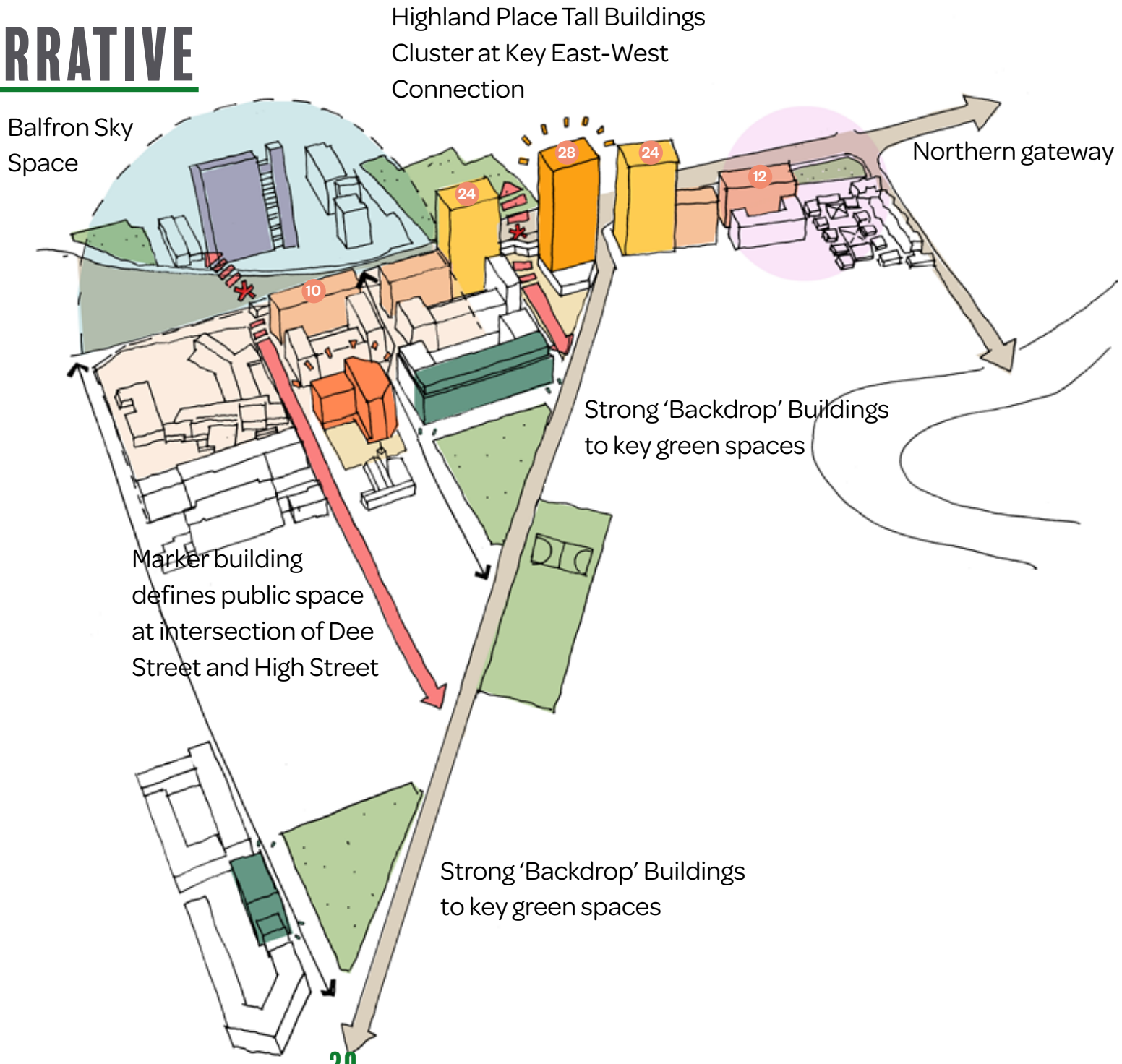


THE ABERFELDY NEW MASTERPLAN

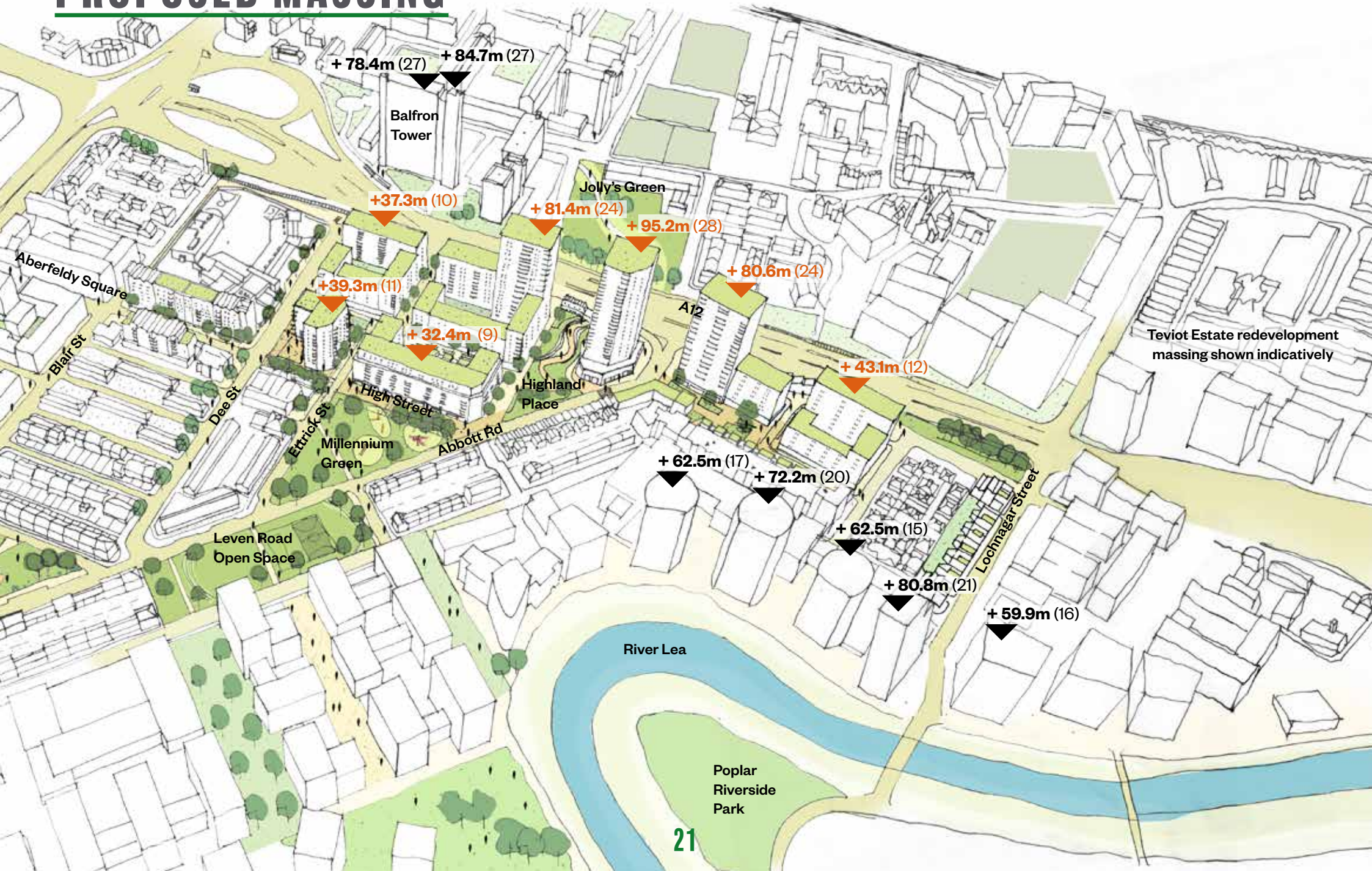
Key

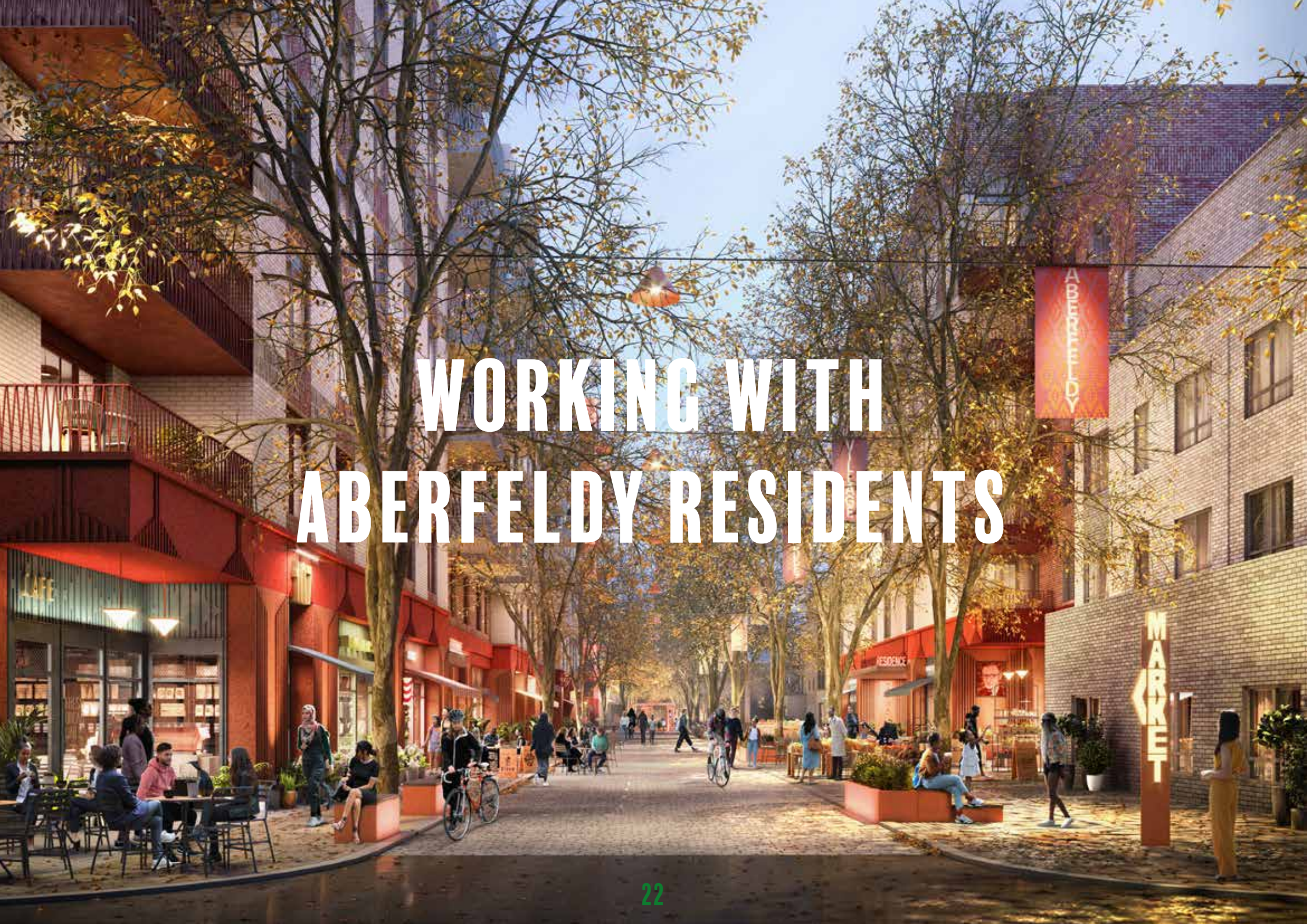
1. Town Square on Aberfeldy Street
2. New walking and cycling underpass route
3. Upgraded walking underpass
4. Enterprise Yard - expanded Poplar Works style workspaces
5. Aberfeldy Street - improved retail offer
6. Improvements to existing open spaces
7. New open space
8. Improvements to Abbott Road
9. Upgrade to Jolly's Green
10. Upgrade to the A12 slip road

PLACEMAKING NARRATIVE



PROPOSED MASSING





WORKING WITH ABERFELDY RESIDENTS

RSG WORKSHOPS

1. Housing (10th December 2020)
2. Open Spaces (26th January 2021)
3. Streets and Environment (11th February 2021)
4. Community (4th March 2021)
5. Phase A Walking Tour (23rd April 2021)
6. Summary presentation of proposed masterplan (21st July 2021)

HOUSING

WHAT RESIDENTS HAVE TOLD US

A SPACE TO WORK FROM HOME

SAFE & SECURE HOMES

TALL BUILDINGS BY A12

A MIX OF HOUSING

AFFORDABLE HOMES – NO RENT INCREASES

A CHOICE OF OPEN / SEPARATE KITCHENS

GOOD ACCESS TO DAYLIGHT

GOOD STORAGE AND LAYOUT

TOP QUALITY BUILD

SAME SIZE OR BIGGER

PROVIDE OPTIONS FOR BALMORE RESIDENTS

WE WILL

We've promised every resident who lives in this area will be given the option to remain in Aberfeldy, and at a minimum offered a like-for-like home.

The Aberfeldy New Masterplan will deliver around 1,600 high-quality new homes of all types and tenures to meet the needs of existing and future residents.

There will be a range of types and sizes including flats, maisonettes and houses, and larger homes for families currently living in overcrowded homes.

Tenancy rights and rent levels for all existing tenants will remain the same, and options are available to leaseholders so they can stay in Aberfeldy at no financial cost.

WE WILL

THE NEW HOMES WILL:

- Provide three new housing location options to Balmore Close residents
- Be same size or bigger
- Have a choice of open plan or separate kitchen
- Provide 35% affordable homes
- Locate tall building on A12
- Continue the high quality of build and materials
- Provide safe & secure homes
- Provide a mix of housing types & tenures
- All RSG feedback from study visit to be considered
- Include provision to work from home

WE WILL

AFFORDABLE HOUSING

The masterplan will increase the total amount of affordable housing available in Aberfeldy. Phase A will deliver high-quality new homes in a range of sizes, types and tenures on Aberfeldy Street, at Blairgowrie Court and on Lochnagar Street. This includes 99 new affordable homes, replacing and increasing the total number of social rent homes available in this phase."

Across the whole masterplan we will deliver a **minimum of 35% affordable homes**, and we have ambitions to go beyond that. We will continue to work with Tower Hamlets and the Greater London Authority to explore ways to achieve this aspiration.

OPEN SPACES

WHAT RESIDENTS HAVE TOLD US

MORE USABLE GREEN SPACES

PLACES FOR TEENAGERS – QUALITY SPORTS AREA

MULTI USE AREAS

THE PARKS NEED IMPROVING – DECENT PLAY EQUIPMENT

PLACES TO SIT AND RELAX

DON'T USE THE PARKS

WE WILL

PARK IMPROVEMENTS WILL INCLUDE:

- New high-quality planting and landscaping
- New play areas and sports facilities
- New pathways, tables, benches and seating
- A multi use games area

Millennium Green

New landscaping will improve the relationship between Millennium Green and Abbott Road, and new paths, seating and play areas will create a space people of all ages will enjoy, whilst retaining its village green feel.

Leven Road Open Space

Redesigned to provide more adventurous sports and activities spaces, including improved multi-use games areas for ball sports, a running track, outdoor gym equipment and places for free, active play and climbing.

Braithwaite Park

New gates and pathways will open access onto Benledi Road and Blair Street and a new enclosed play area will be provided away from Abbott Road, with equipment suitable for children of all ages.

STREETS AND ENVIRONMENT

WHAT RESIDENTS HAVE TOLD US

AREA FEELS CUT OFF

SAFER CYCLE ROUTES – A13 IS A DEATH TRAP

309 IS A LIFELINE

ABBOTT ROAD NEEDS CALMING

SUBWAYS ARE FRIGHTENING AND UNSAFE

BETTER ACCESS ON AND OFF ABERFELDY

BETTER LIGHTING, IMPROVE SAFETY

STOP LORRIES PASSING THROUGH ABERFELDY

BRIDGES ARE A GREAT IDEA

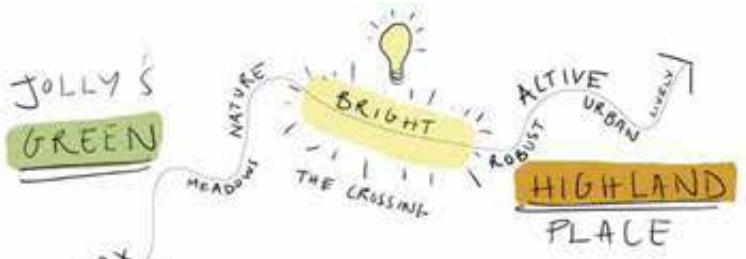
WE WILL

CONNECT ABERFELDY - HIGHLAND PLACE & JOLLY'S GREEN

At the heart of the plans to improve connectivity across Poplar are the proposals to transform the existing Abbott Road underpass into Highland Place.

Highland Place will be a new active public green space with shops and workspaces to create a safe and attractive new walking and cycle link from Aberfeldy to Jolly's Green and Chrisp Street.

A new vehicular access route from the A12 onto Abbott Road will be built to the north of the existing underpass to maintain access for car users.



WE WILL

THE NEW CONNECTION WILL:

- Stop the area from being cut off
- Create new safe cycle routes across the A12
- Make the route safer with better lighting
- Improve current underpasses

Highland Place will connect Jolly's Green with Millennium Green, Leven Road Open Space and Braithwaite Park, creating a new "green corridor" that will be a safe, attractive walking and cycling pathway that connects this part of East London together.

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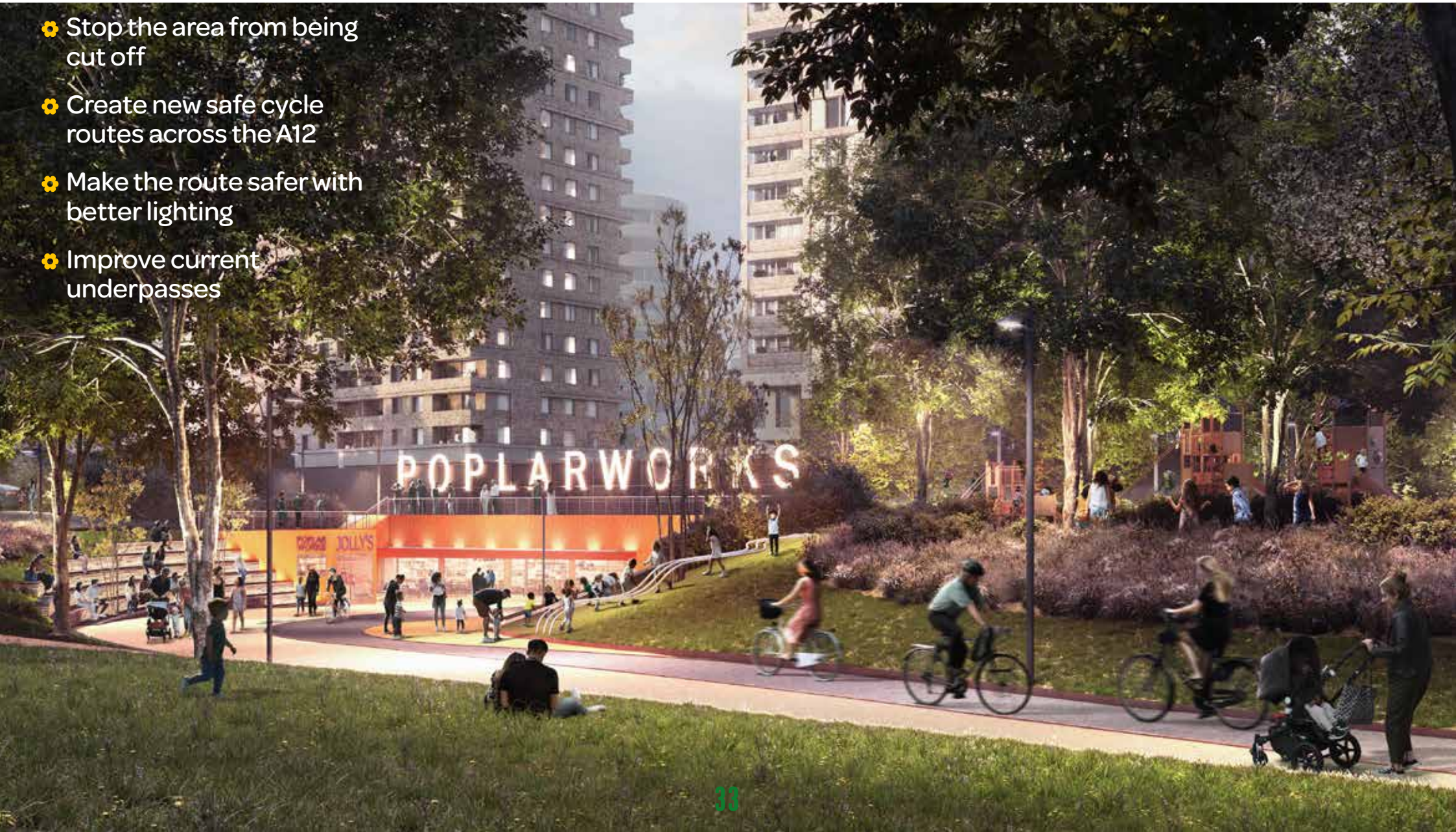


WE WILL

ABBOTT ROAD - EXISTING

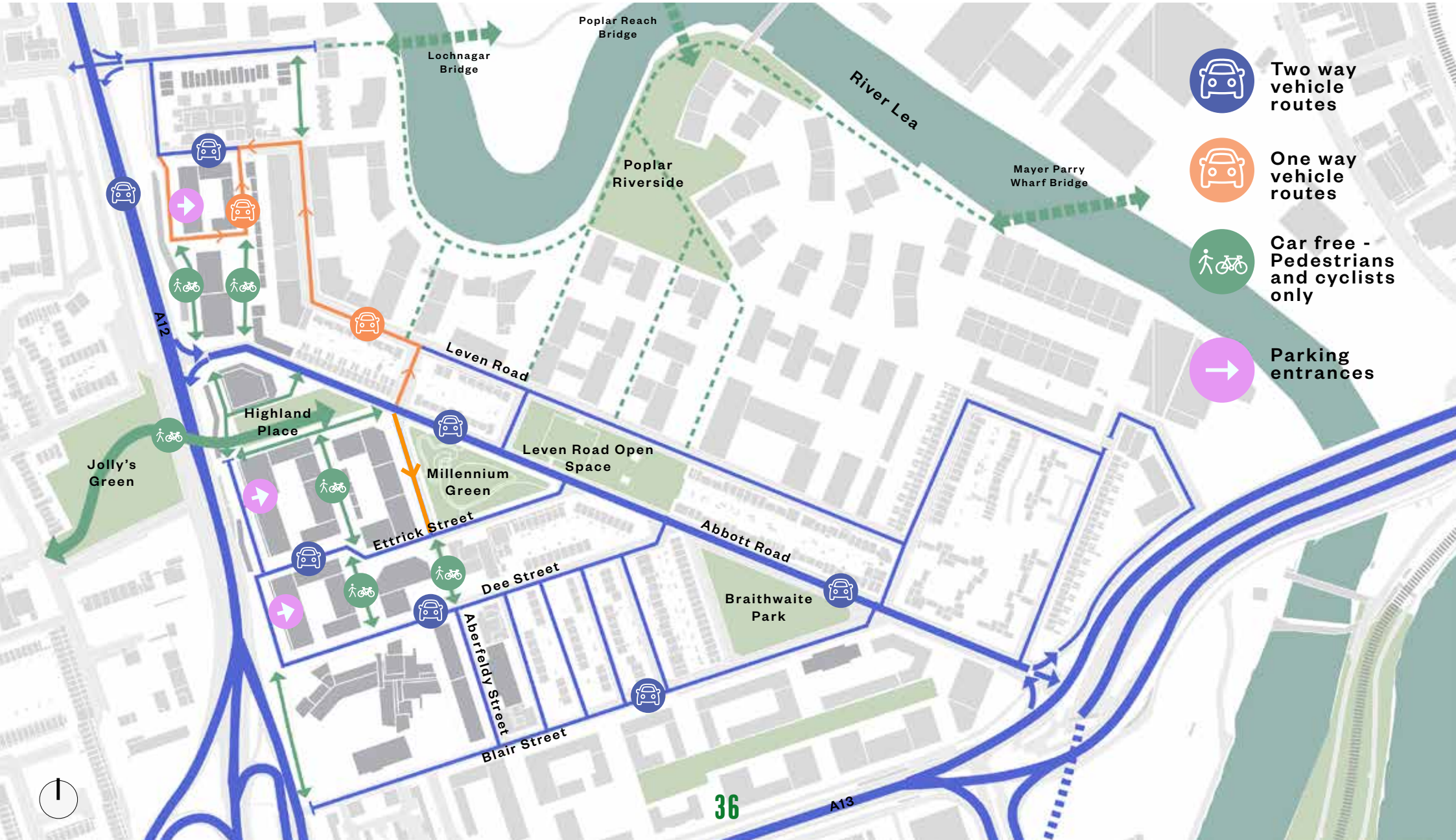
WE WILL

THE IMPROVED ABBOTT ROAD WILL:

- Allow cars to travel in both directions
- Keep the bus route running along Abbott Road
- Keep 309 and work to increase frequency
- Have more trees and planting
- Traffic calm Abbott Road

WE WILL

IMPROVED VEHICLE MOVEMENT



PHASE A

PHASE A

OVERVIEW

Plot H: VIBRANT
Aberfeldy Street

+ new shops and cafés
+ landscape improvements
+ mix of private, social and shared ownership homes
+ new play street to rear of H1/2

Plot F: CIVIC
The Town Square

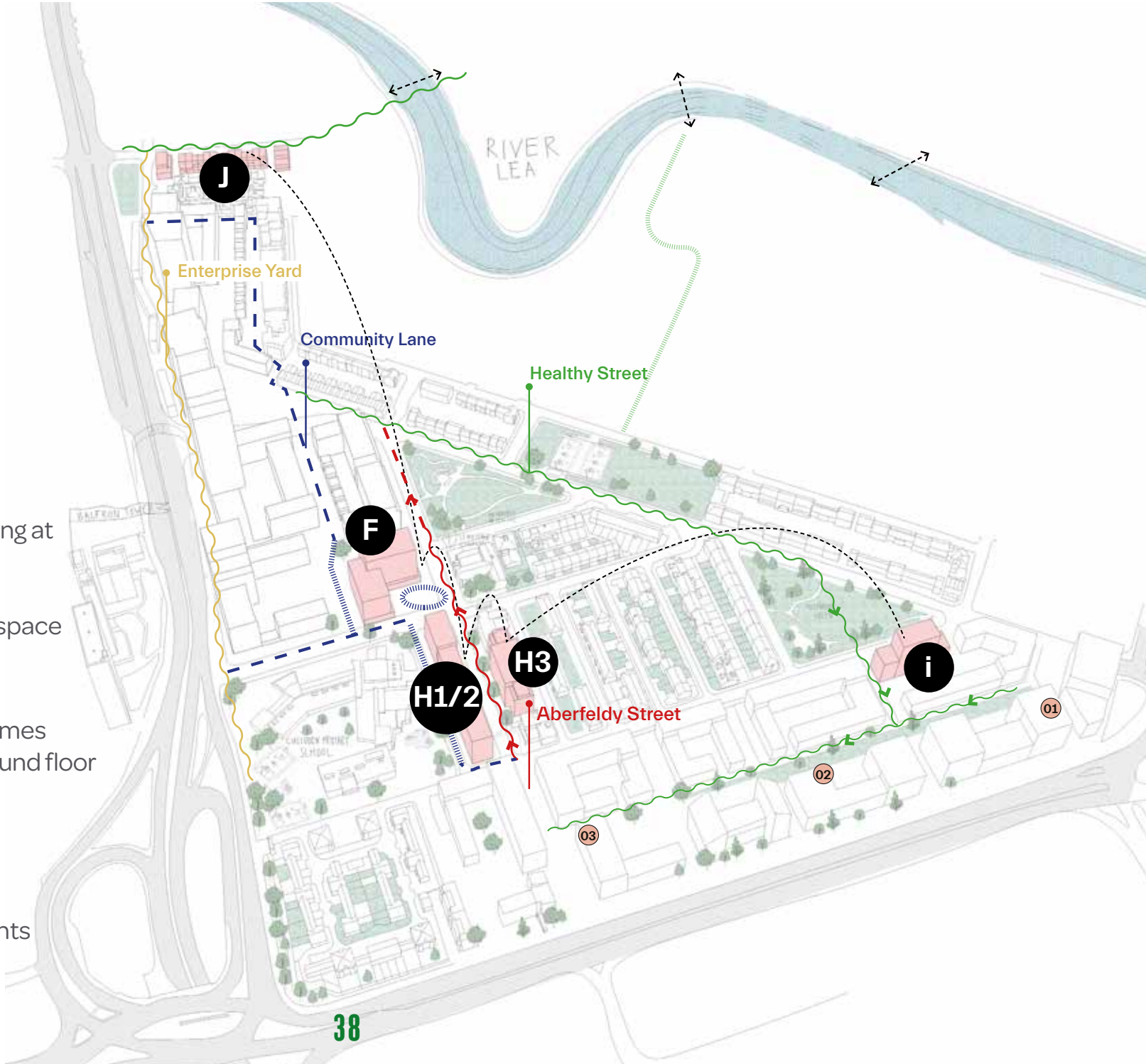
+ cafés, shops, workspace, marketing at ground
+ private homes
+ new community square and playspace

Plot I: PARK

+ private and shared ownership homes
+ community amenity space on ground floor
+ new landscaping

Plot J: FAMILY

+ socially tenured family houses
+ community gardens and allotments
+ new link to River Lea



ABERFELDY STREET

- A good mix of shops and workspace for local and independent business
- New employment opportunities
- Affordable homes to keep the community together

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ABERFELDY STREET

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- New square at centre of Aberfeldy Street
- Colourful, welcoming public space
- Venue for festivals, markets and community events

BRAITHWAITE PARK

LOCHNAGAR STREET

LOCHNAGAR STREET

NEXT STEPS

- **Public consultation** - July-September 2021
- **Submission of hybrid planning application** - Autumn 2021
- **Determination of planning application** - Spring 2022
- Continue to work with the RSG on the detail design of each phase

SUMMARY OF KEY BENEFITS

- Approximately 1,600 high-quality new homes of all types and tenures to meet the needs of existing and future residents
- Improved connections and a new walking and cycling link from Aberfeldy to Jolly's Green, which we are referring to as Highland Place
- Improved Dee Street underpass to create better, safer access
- Significant improvements to Millennium Green, Leven Road Open Space and Braithwaite Park
- Healthy Street improvements to Abbott Road to create a safer environment for walking and cycling and reduce through traffic and air pollution
- New homes, shops, and public spaces on Aberfeldy Street, improving the offer and choices for residents
- New workspaces for local businesses, increasing employment opportunities

ANY QUESTIONS?