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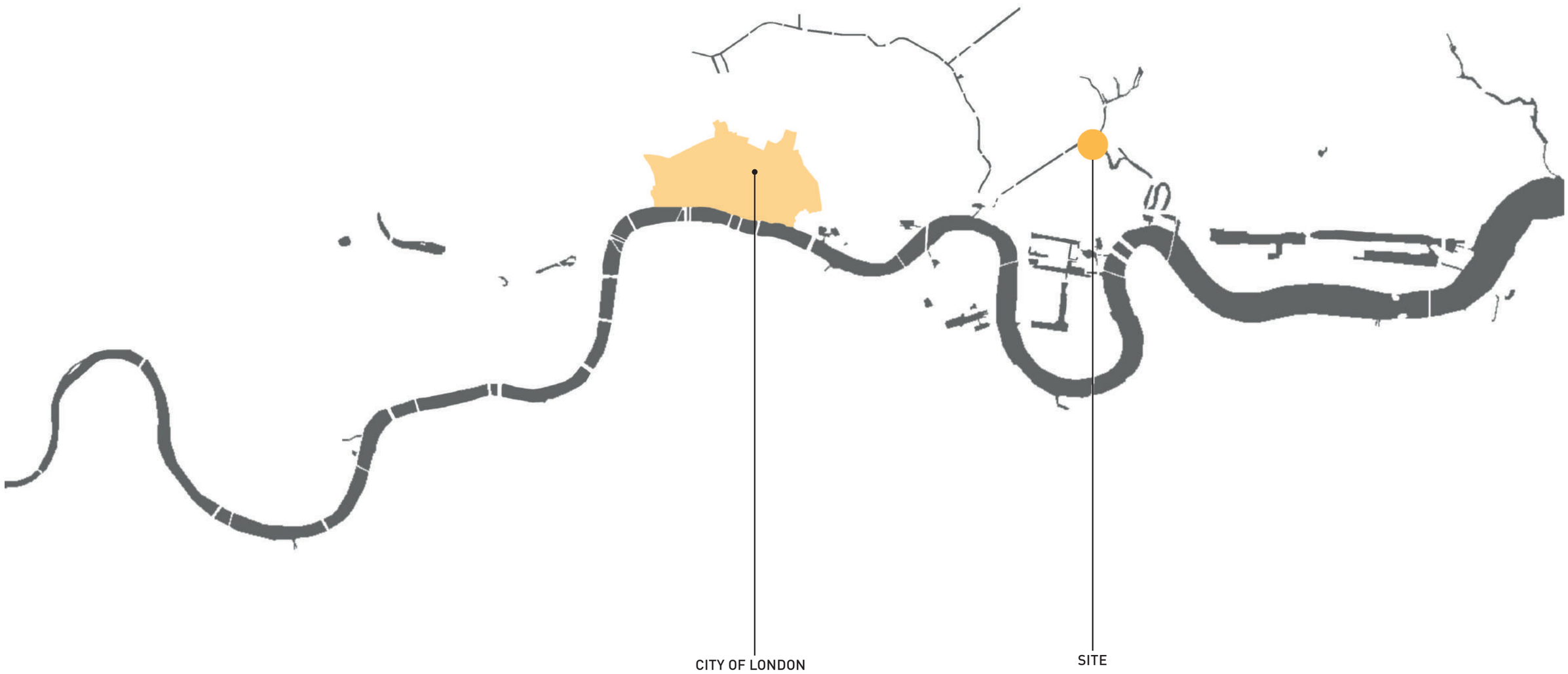
43-45 GILLENDER STREET
DESIGN & ACCESS STATEMENT

JULY 2019


CITY OF LONDON
SITE

stock wool

43-45 GILLENDER STREET
DESIGN & ACCESS STATEMENT

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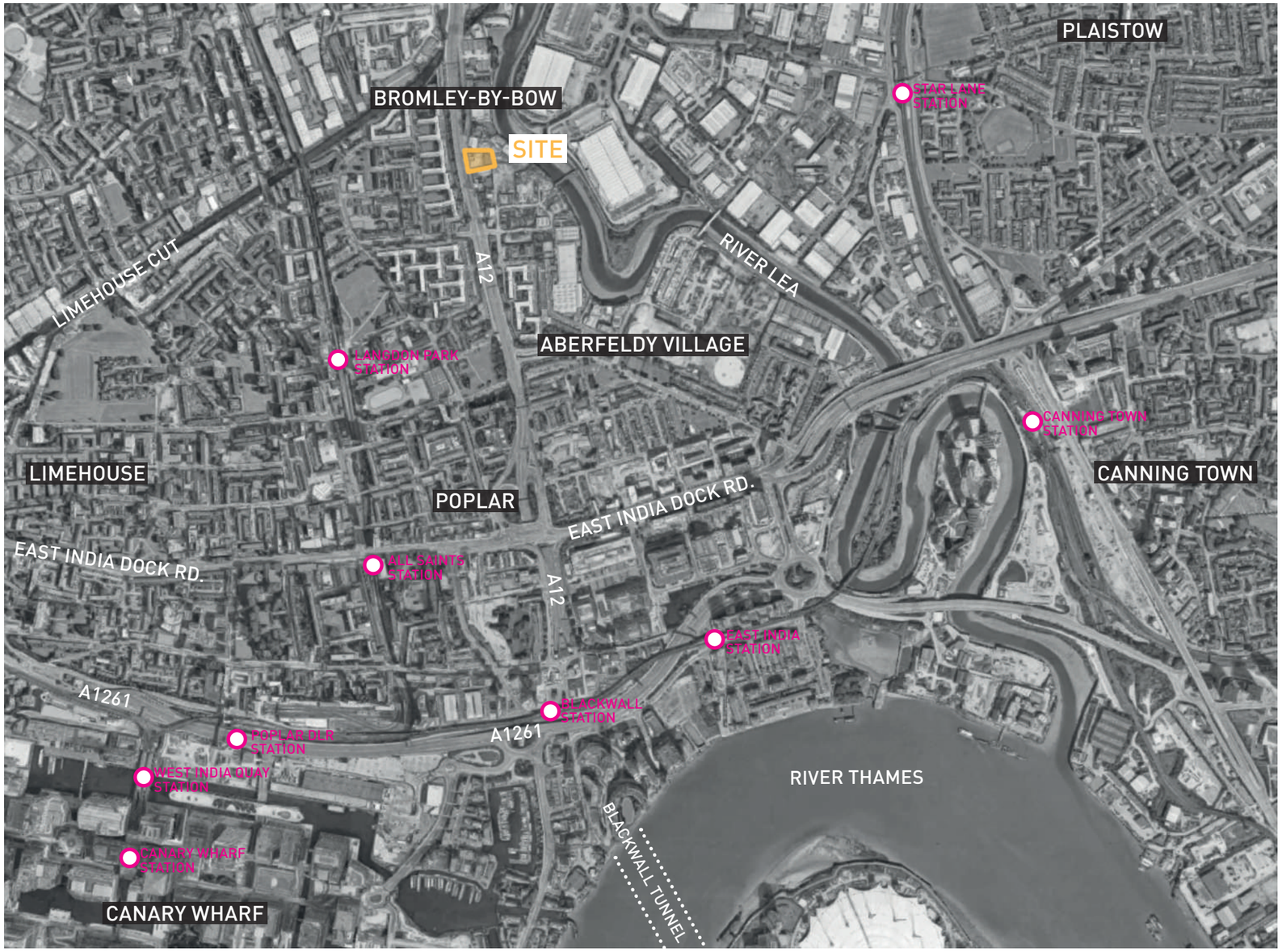
1.0

1.0 INTRODUCTION
1.1 CONTEXT & CHRONOLOGY



CONTEXT MAP SHOWING LOCAL REGIONS, PUBLIC TRANSPORT & MAJOR ROADS

INTRODUCTION

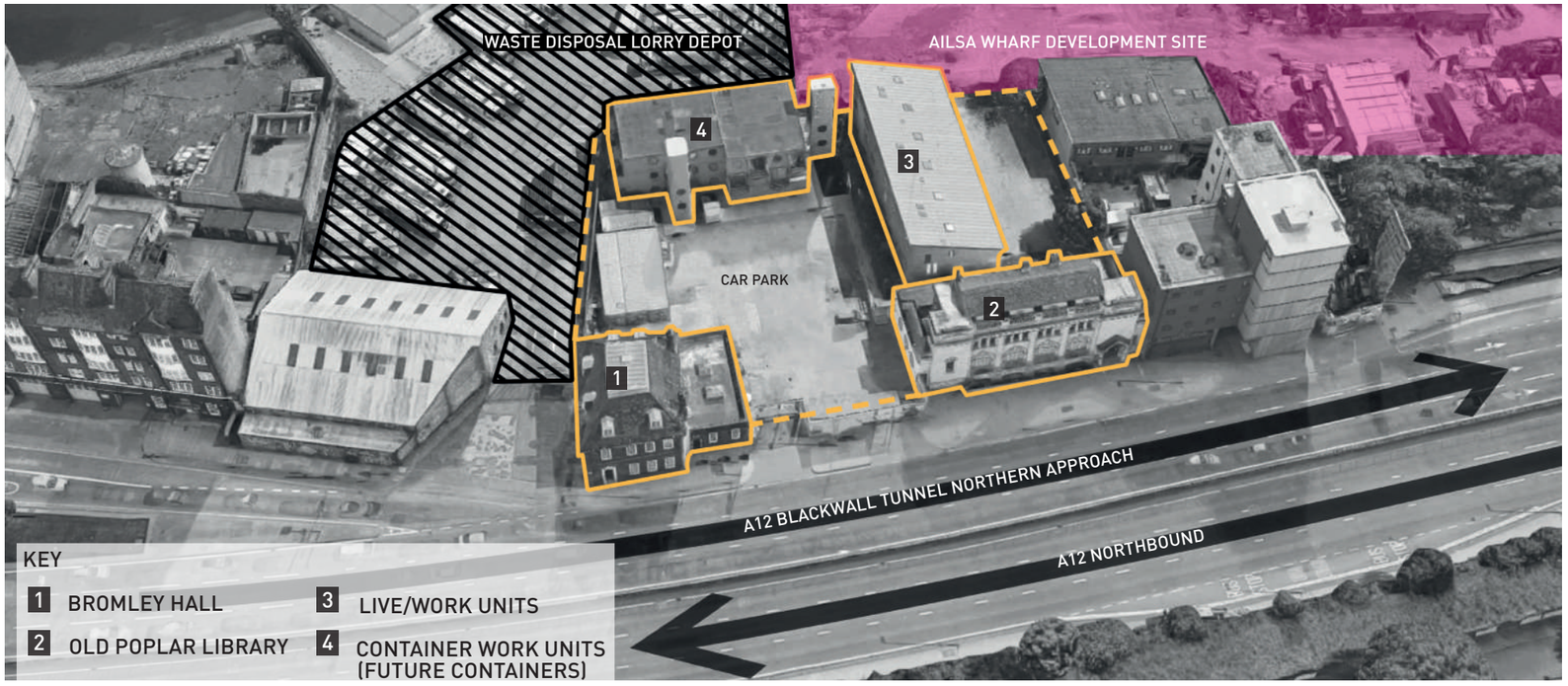
Stockwool has been commissioned by Poplar Harca to prepare a planning application for the site of the current 'Red Box' container work units in Bromley-by-Bow in East London.

The site is situated at 43-45 Gillender Street on the A12 dual-carriageway and includes the two locally significant historic buildings of Bromley Hall and Poplar Library, which frame the site.

To the rear, the site is bounded by the safeguarded waste management site which faces the River Lea. The front (West) of the site is situated along the A12 (Gillender Road) whilst to the South are the existing live work units which stand behind Poplar Library.

The site is surrounded by a mix of industrial, ex-industrial wasteland and impending, consented residential land uses.

The current document has been prepared as a design and access statement to support the submitted planning application.



There have been two previous pre-application meetings for this site at 43-45 Gillender Street. Proposals have been presented for not only the redevelopment of the 'Red Box Container Futures' (Leaside Business Centre) but additionally for an integrated approach to the regeneration of the wider site which aims to include Bromley Hall and Poplar Library in a more comprehensive and assimilated development.

It is this encompassing approach to the site which can produce additional benefits as opposed to a purely residential led scheme acting on its own.

It is worth noting that the site is located in a fairly hostile environment, landlocked by the A12 carriageway to the West and by the safeguarded waste site to the North and East. Both pose several challenges to the comprehensive regeneration of the site.

Despite being owned solely by Poplar Harca the site is currently fragmented, with Bromley Hall standing isolated and exposed on the NW corner of the site disconnected from Poplar Library and the Leaside Business Centre. Bromley Hall (Grade II* listed) and Poplar Library (Grade II listed) have both been renovated recently but currently work independently of each-other. Both require considerable maintenance and upkeep and a longer term solution needs to be considered.

As such, a combined and integrated proposal for the site is being put forward that would link these two important historical buildings allowing them to pool resources, share facilities, costs and maintenance. These benefits cannot be realised if the site is considered in a fragmented nature, therefore there is need for an integrated site strategy. This will importantly safeguard the future of Bromley Hall and Poplar Library.

The proposed residential and commercial spaces are interdependent upon each other. The delivery of the new employment hub, Bromley Hall heritage visitor centre with associated offices, the new office space to replace Red Box Container Futures and an upgraded Poplar Library are enabled by the mixed use nature of the overall development and will be cross funded by the residential accommodation proposed. Ultimately this will ensure the longer term viability of the entire site and proposed scheme.

2.0

2.0 CURRENT SITE
2.1 EXISTING LOCATION PLAN & KEY

LOCATION

The site includes the Grade II* listed Bromley Hall [1] to the North and Grade II listed Poplar Library [2] to the South. Within the clients ownership are also six Live/Work units [3] which will be included within the site strategy. At the centre of the the site is a car park which serves the 'Red Box' container work unit [4]. Directly South of the site is a mixed use residential/retail/light industrial building which will be joined by the approved but as yet un-built, Ailsa Wharf Development. A waste disposal lorry depot lies to the North and East, and to the West the site fronts the A12.

EXISTING GROUND FLOOR PLAN

EXISTING SITE ROOF PLAN & KEY

2.0 CURRENT SITE
2.2 EXISTING SITE PHOTOS

LIVE/WORK UNITS

SIDE ELEVATION OF THE LIBRARY

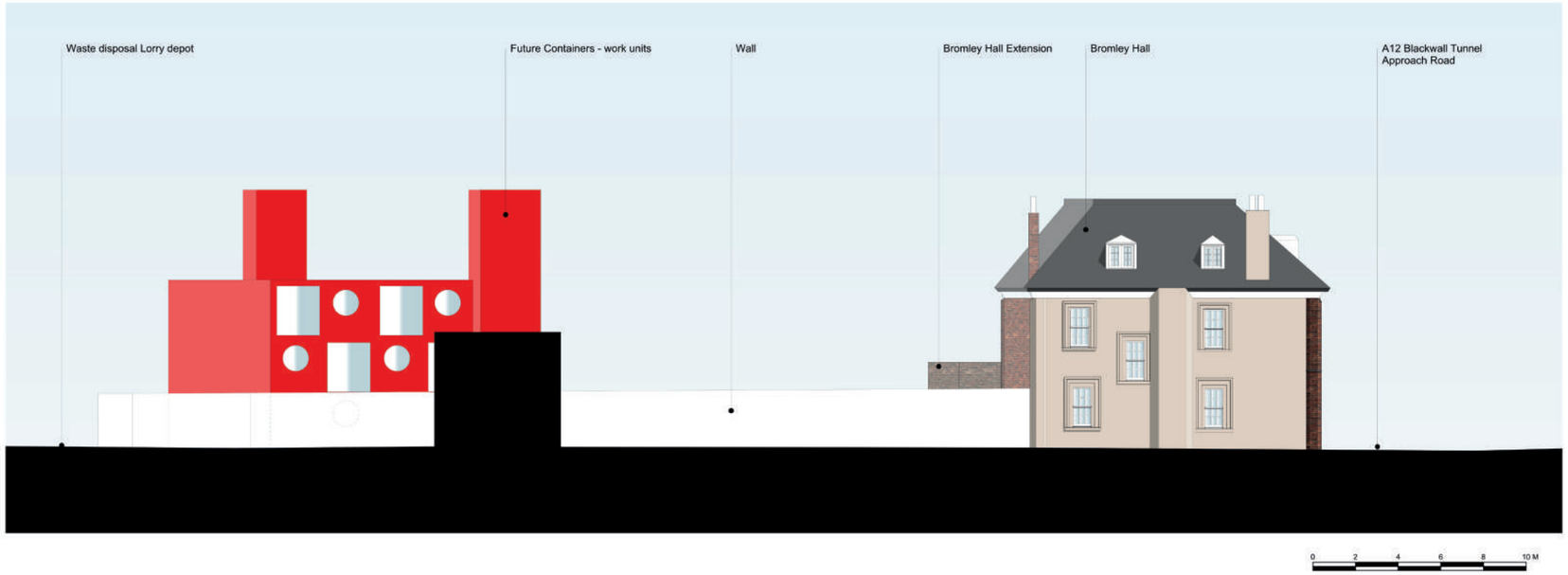
VIEW FROM THE A12

REAR VIEW OF BROMLEY HALL

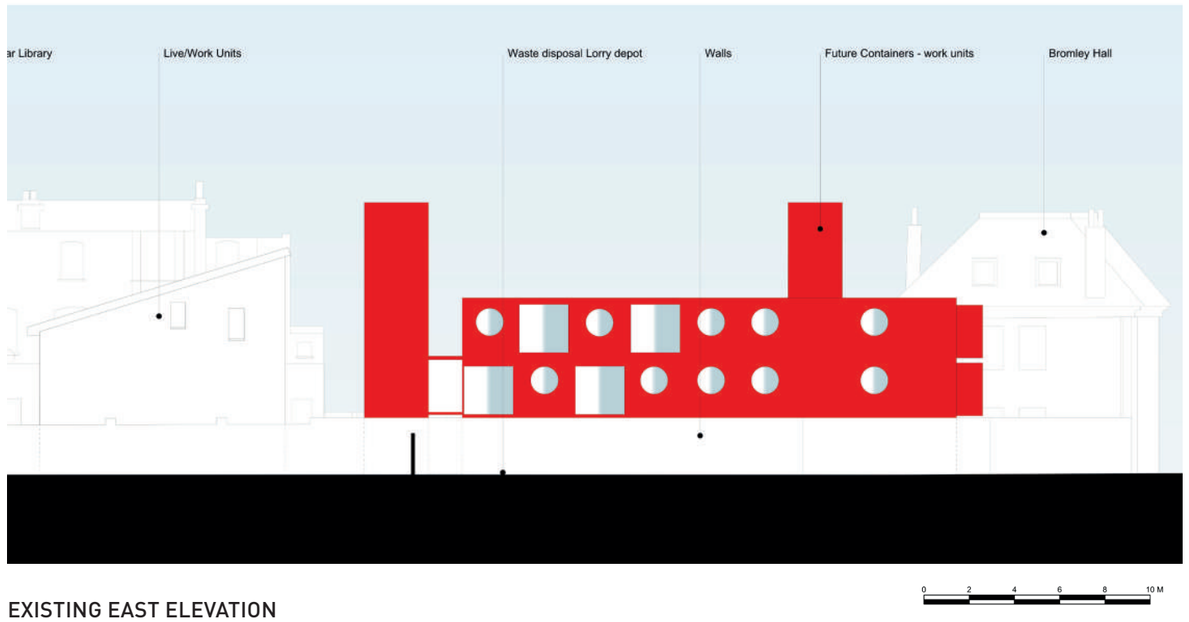
REAR COURTYARD (BEHIND LIVE/WORK UNITS)

VIEW OF SITE FROM THE SOUTH (ALONG THE A12)

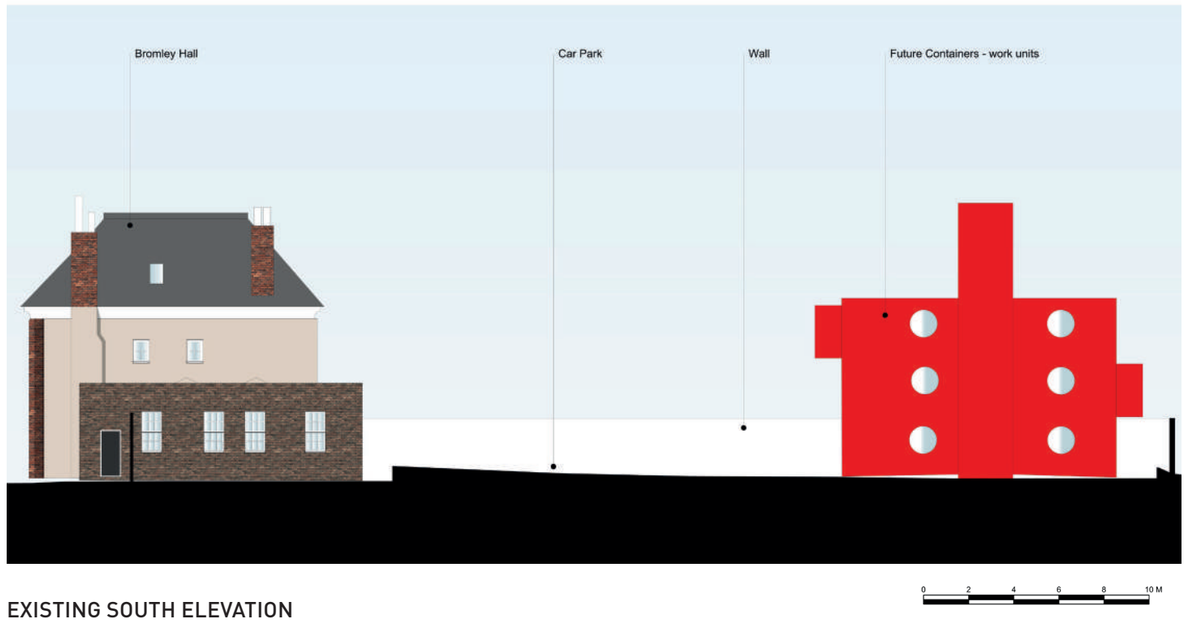
2.0 CURRENT SITE
2.3 EXISTING NORTH, EAST & SOUTH ELEVATIONS



EXISTING NORTH ELEVATION

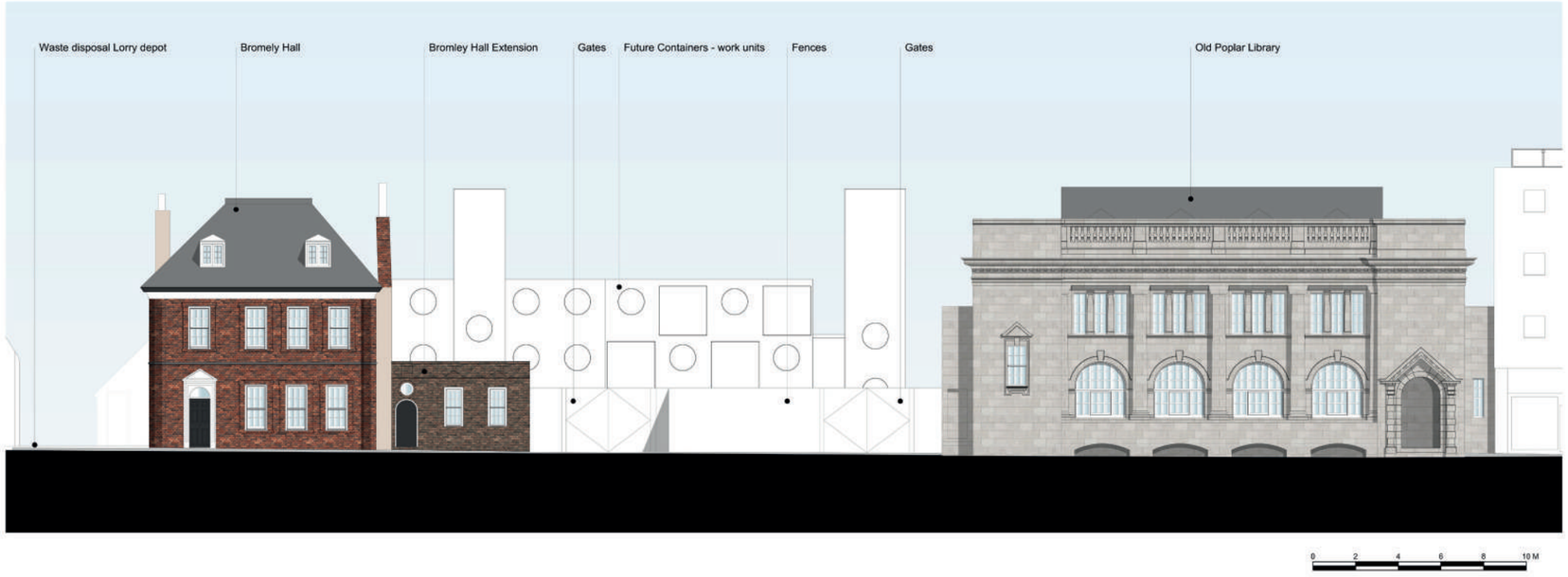


EXISTING EAST ELEVATION

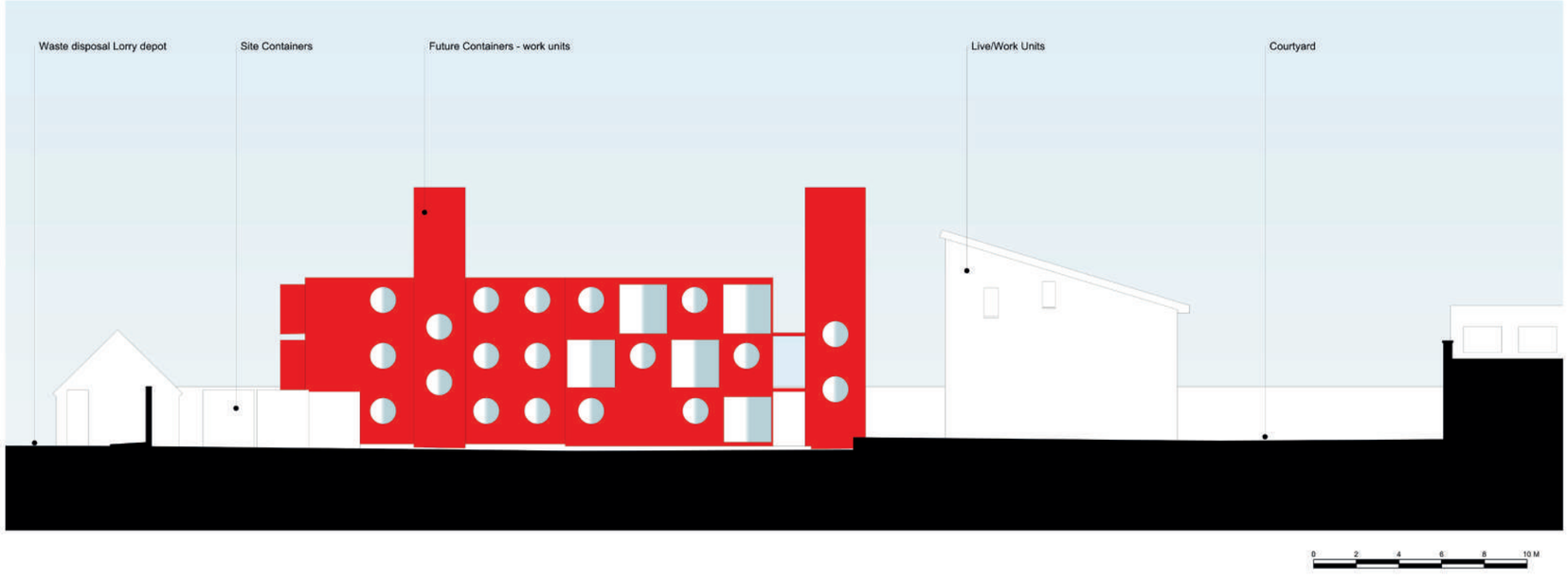


EXISTING SOUTH ELEVATION

2.0 CURRENT SITE
2.4 EXISTING WEST ELEVATIONS



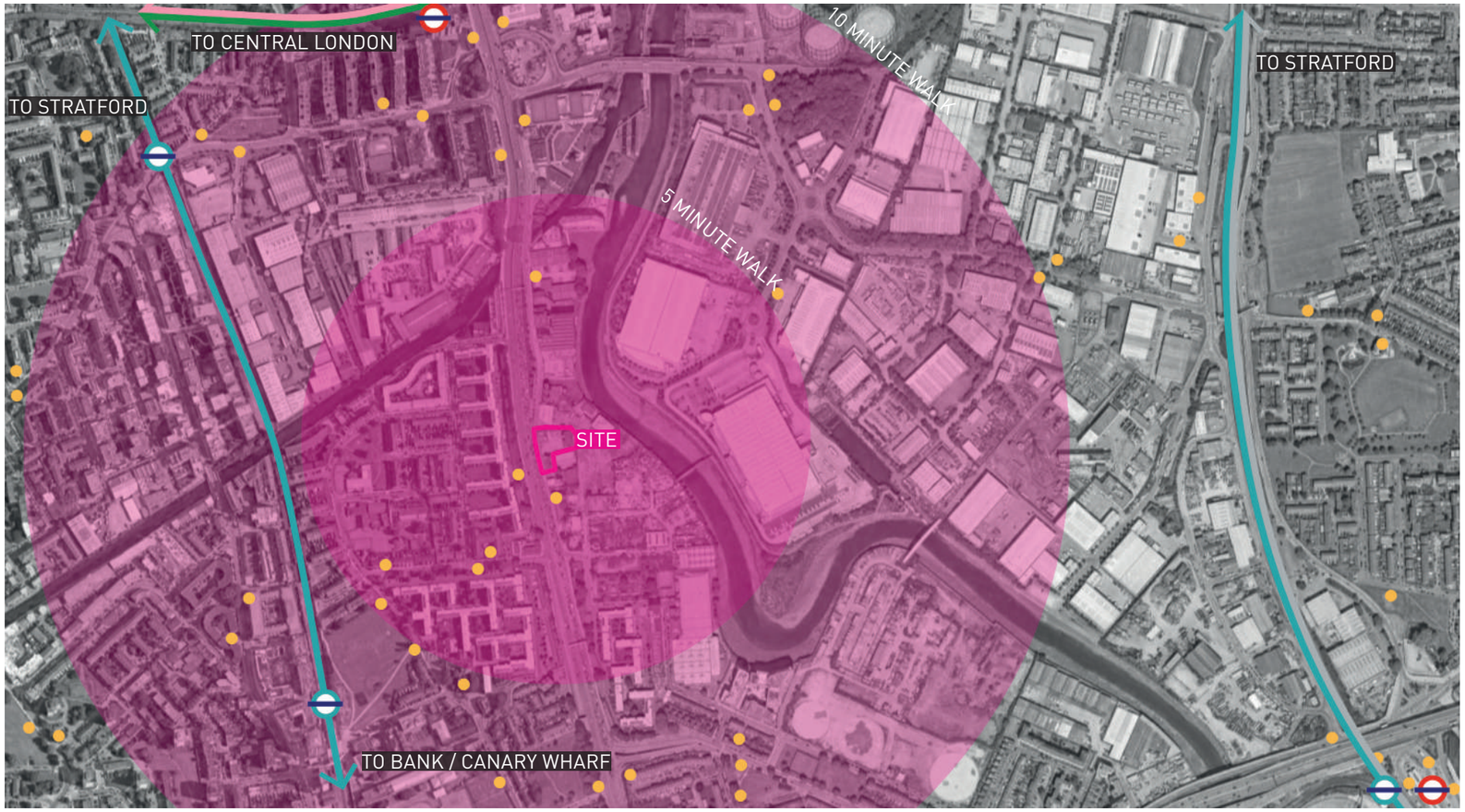
EXISTING WEST ELEVATION A-A



EXISTING WEST ELEVATION B-B

3.0

3.0 SITE & CONTEXT
3.1 PTAL RATING (TFL)



SURROUNDING SITE TRANSPORT

DIAGRAM KEY

- BUS STOP
- DOCKLANDS LIGHT RAILWAY
- DISTRICT LINE
- HAMMERSMITH AND CITY LINE
- JUBILEE LINE

PTAL KEY

0 (WORST)	1A
1B	2
3	4
5	6A
6B (BEST)	

SITE PTAL RATING: 4

NOTES ON THE PTAL CALCULATION

TfL state a PTAL rating of 3, however EAS transport consultants have concluded that the PTAL rating for the site is 4. This is for the following reasons;

Much shorter distances to the bus stops
Inclusion of DLR (TfL's omission)
Use of the actual site access point rather than a postcode
More accurate bus frequencies
Changes to Underground frequencies since 2011

For more details please refer to the Transport Assessment Document (P38-40).