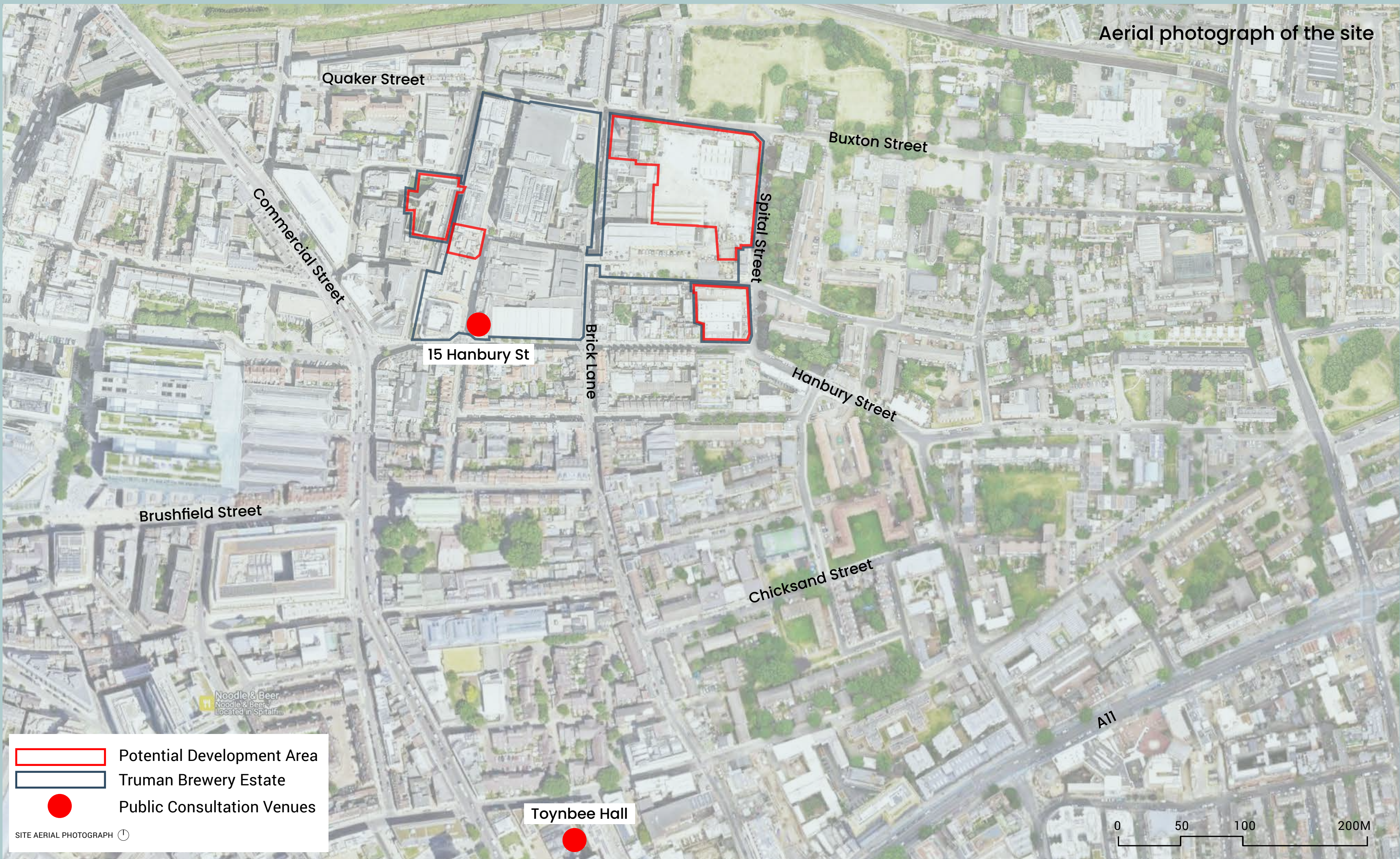


Creating a new chapter for the Truman Brewery



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Welcome



Welcome to our public exhibition.

As you may be aware, since the end of 2023, we have been consulting on proposals to redevelop vacant and underutilised parts of the Truman Brewery site.

At this exhibition, we will continue the conversation about the future of the Truman Brewery site, following the first two rounds of consultation in December 2023 and February 2024, where your views have helped shape the scheme.

This public exhibition is an opportunity for you to:

- Meet with members of the project team and ask any questions you may have.
- View a model of the site and the proposed scheme.
- Let us know your feedback on how the scheme has evolved and our vision.
- Provide written and verbal feedback to the project team, prior to us finalising planning applications for the site.

Provisional timeline





The site and project team

An experienced and engaged project team

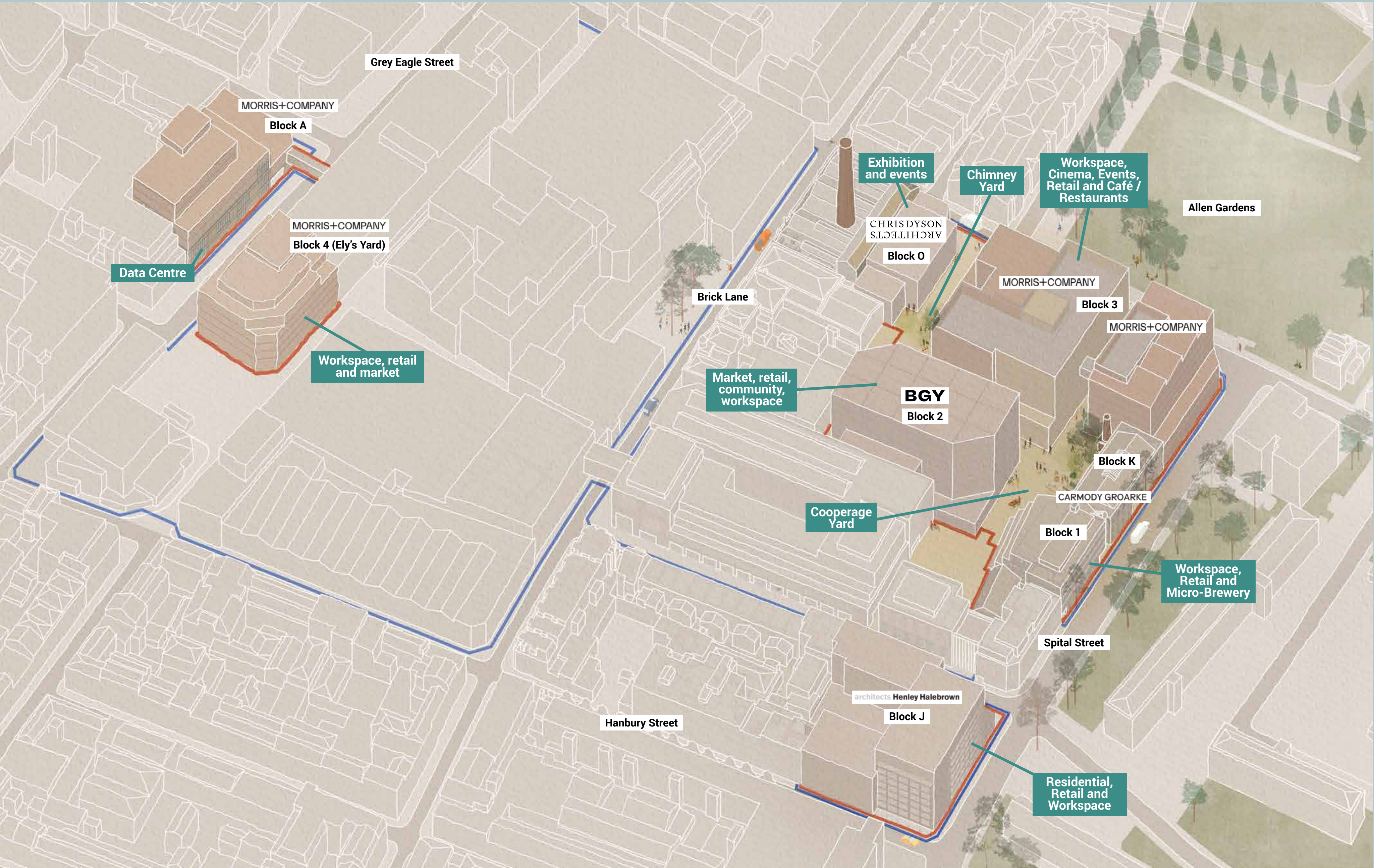
Last year, the owners of the site and their development manager, Grow Places, appointed an experienced project team who are working with the Council and the local community to develop planning applications for a mixed-use scheme.

Our aim is to deliver authentic and sustainable buildings and public spaces, as well as open up the site to provide spaces for new job and training opportunities, green space and affordable homes for local people amongst other things.

TRUMAN BREWERY	GROW PLACES	BGY	SPACEHUB	ARUP
Owner	Development manager	Masterplan architect	Landscape architect	Sustainability consultant
The Truman Brewery	Grow Places	Buckley Gray Yeoman	Spacehub	Arup

The site

We are looking to redevelop areas of the site which are not currently accessible to the public. These areas are highlighted on the map below. These plans will be submitted to Tower Hamlets Council as three separate applications; one for Block A; another for Block 4 (Ely's Yard); and one for the areas to the east of Brick Lane.



Illustrative view of the masterplan

You said, we listened

Following the two rounds of public consultation, we have taken on board your feedback and used your thoughts to inform the final design proposals for the Truman Brewery site.

Most recently, we held a second round of public exhibitions in February 2024, including events on-site and at Brady Arts and Community Centre and Toynbee Hall. These events have been supplemented by ongoing conversations with local community organisations, charities and voluntary groups.

We have carefully listened to your feedback and responded to some of the key areas of feedback below.

You said	We listened
Some of you wanted to see new walking and cycling routes through the site.	We want to make it easier, safer and more pleasant for people to walk around the neighbourhood. We will be opening up areas of the site that have long been inaccessible with high-quality, well-lit and signposted routes.
Some of you wanted more outdoor space to sit in and enjoy.	We will provide plenty of seating and space for outdoor leisure activities accessible to all.
Some of you wanted the site to be opened up 24/7.	We share your desire for an open and accessible site throughout the waking hours and it will be open from early morning to late at night for the benefit and security of local people.
Some of you wanted to see more planting and trees.	We share your aspirations for a green and sustainable place. We will provide new planting and trees where possible to improve biodiversity and make the public areas more pleasant and enjoyable.
Some of you wanted more information on the number of food and beverage outlets proposed.	Brick Lane is renowned for its successful and established independent businesses and we want to complement them. The scheme proposes a range of flexible uses for the retail units, that could be shops or restaurant uses. As such, the precise number of food and beverage units has not yet been decided.
Some of you wanted affordable housing and homes for families to be delivered on-site.	We recognise affordable housing and homes for families delivery is a key priority for the borough. We will deliver 44 homes on-site (35% affordable by habitable room), including larger units for families.
Some of you wanted a better range of cultural, community and leisure facilities serving different incomes and interests.	The current scheme includes a range of retail and leisure spaces that have been designed around some of the needs of the local community and we would welcome your feedback on these spaces.
Some of you think Banglatown Cash & Carry is an important local resource.	We know the Cash & Carry is an established local facility for the community. We are committed to relocating the existing use in the new development and will provide temporary space during construction.



Our vision and public benefits

We want to create a unique place that will be valued and enjoyed by residents, businesses and visitors, for people passing by, for Tower Hamlets and for London. Whether you are a local resident, work in the area, or are a frequent visitor to the area, we want to hear from you.

Our vision has been shaped by your feedback and our understanding of your priorities, needs and aspirations for the area and those of the Council.

There are three key principles that have guided our development proposals. These are:

1

**Proudly Spitalfields,
Brick Lane and
Banglatown**

- With our proposed design and uses, Truman Brewery will strive to respond to the needs and aspirations of the local community, ensuring access and affordable services. This masterplan will take the best of the Truman Brewery site and open it up further.
- We are committed to delivering public benefits through this development. We want to ensure that local people can access the opportunities that the scheme will deliver, including new jobs, community spaces and skills development programmes.

2

**We want to open up
the site**

- Our masterplan will open up the site, adding new walking routes and introducing nature where possible to make the area more safer and welcoming.

3

**We want to integrate
with the neighbourhood**

- The Truman Brewery Masterplan will adapt to the needs of the area and its residents.
- We will bring forward sensitive, high-quality architecture to the site, working with a design team of east London based architects, all award-winning, with specialists in heritage and housing design.
- The plans will put sustainability at the forefront to create proposals for a changing climate and are net zero carbon.

Public benefits		
→ Opening up the site	→ Increased footfall and local spend	→ Sustainable all-electric development
→ Activating Allen Gardens and Spital street	→ Homes, including affordable and family units	→ Net zero carbon
→ New public realm and street furniture	→ Upgrades to Listed building	→ Community spaces
→ Workspace, including affordable and creative	→ Urban greening and biodiversity	→ Jobs and education opportunities
	→ Play space	→ Pedestrian and cycle priority

Creating a new chapter for the Truman Brewery



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Block 1 & K and Cooperage Yard

i Designed by Carmody Groarke

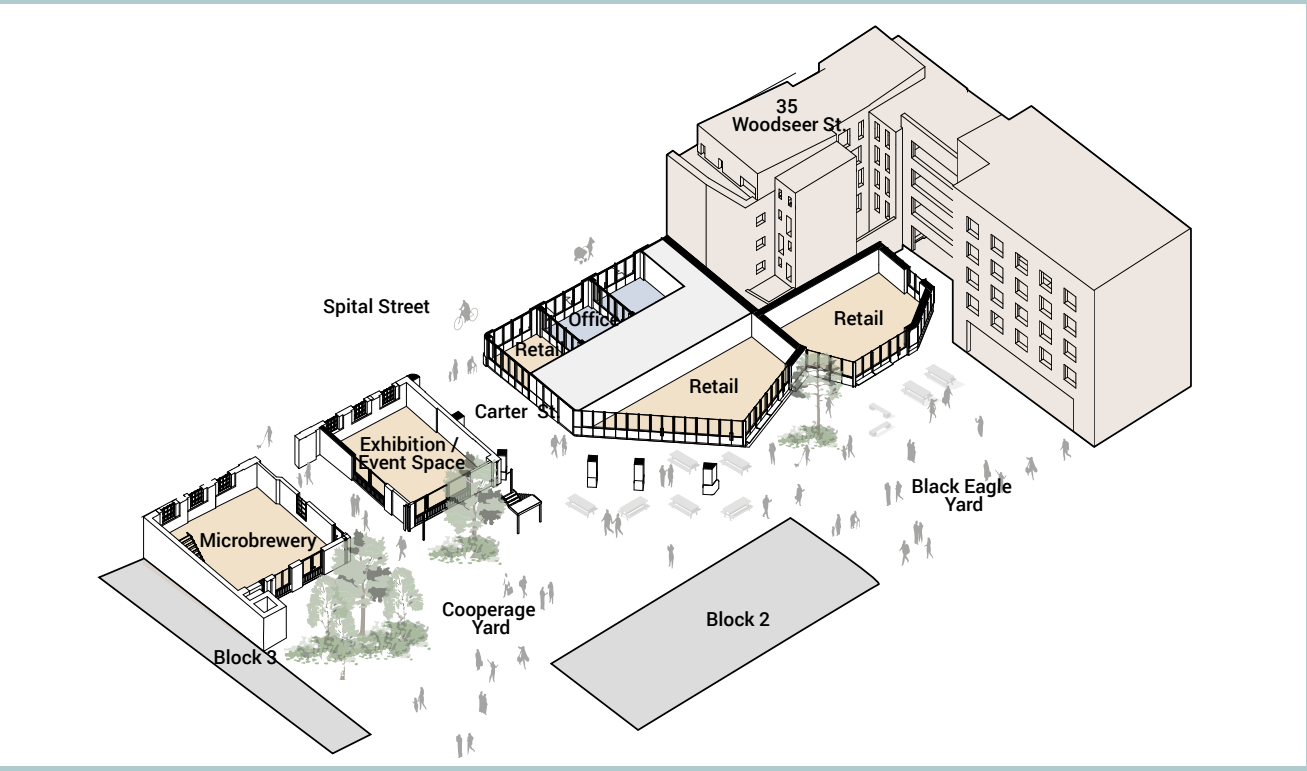
- Block K is currently an existing 2-storey building known as 'The Cooperage' given its historic use. It is currently used as creative workspace.
- Block 1 site is currently an existing 1-storey waste and maintenance site for parts of the Truman Brewery site.
- The previous scheme (February 2024) planned to extend the Cooperage by 1 floor. We are no longer proposing this and instead will refurbish the existing building bringing it up to modern standards. Block K is proposed as a 2-storey building (c. 13 metres) and promote a new primary pedestrian route through the existing (but inaccessible) entrance from Spital Street to the east. The building will remain as a hub for creative workspace plus a new convening space and micro-brewery addressing the proposed Cooperage Yard to the west.
- Block 1 is proposed as a new 3-storeys + plant (c. 16 metres) delivering affordable and creative workspace with retail at ground floor facing Black Eagle Yard (already consented) and proposed Cooperage Yard to the west with active frontage onto Spital Street to the east.
- The building does not have a basement as it is sharing services with Block 2.



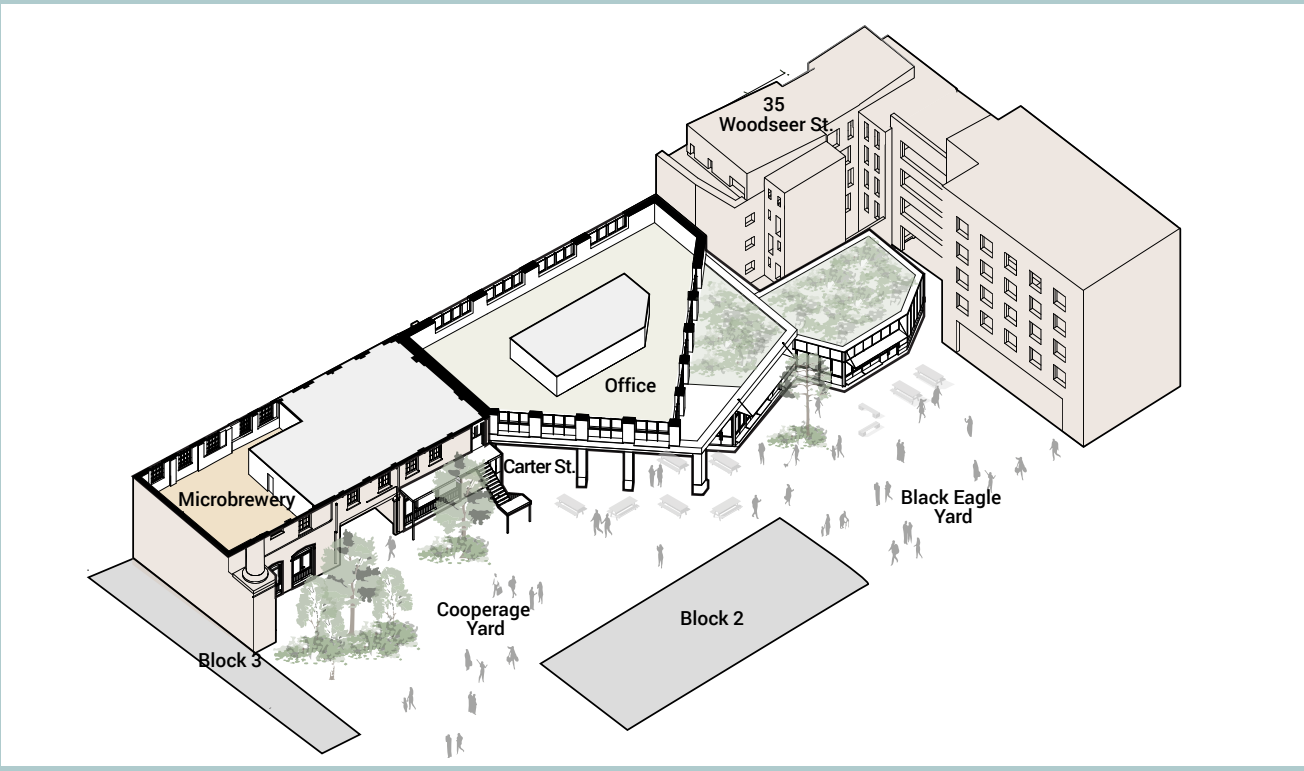
↑ Total 3-storeys + plant



Previous scheme - February 2024



Plan of ground floor



Plan of first floor



Block 1 & K CGI view from Cooperage Yard



Block 2 and Chimney Yard

i Designed by Buckley Gray Yeoman

- Block 2 site is currently an existing 1-storey market building.
- The previous scheme (showcased in February 2024) was proposed as 9-storeys (c. 33 metres). We are no longer proposing this and instead propose an 7-storey building plus plant (c. 29 metres) delivering workspace with retail and market uses at ground floor facing Black Eagle Yard (already consented) and the proposed Cooperage Yard to the east and proposed Chimney Yard to the north.
- The building has a single storey basement which also serves Block 1.



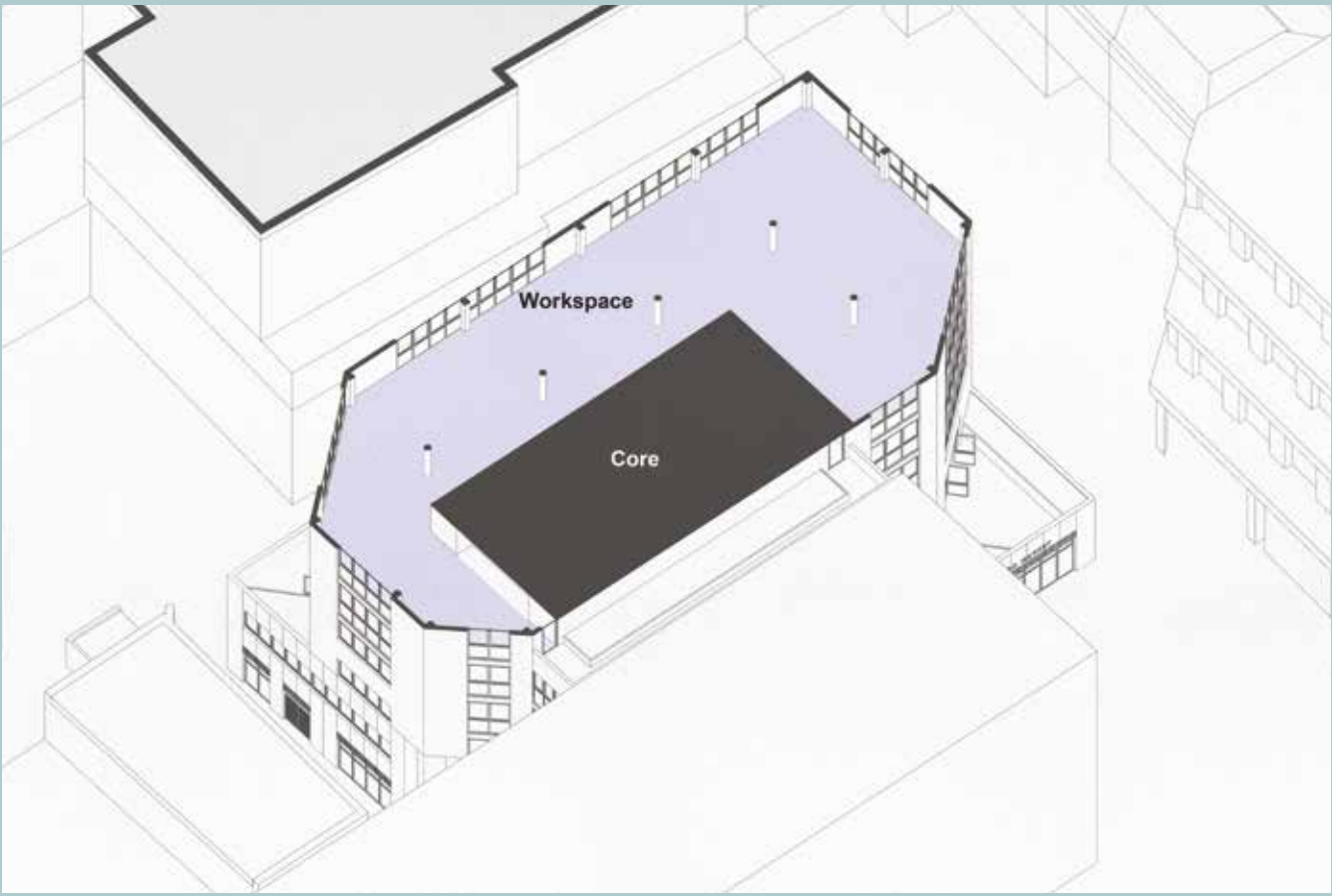
↑ Total 7-storeys + plant



Previous scheme - February 2024



Plan of ground floor



Plan of upper floor



CGI looking south from Cooperage Yard

Creating a new chapter for the Truman Brewery

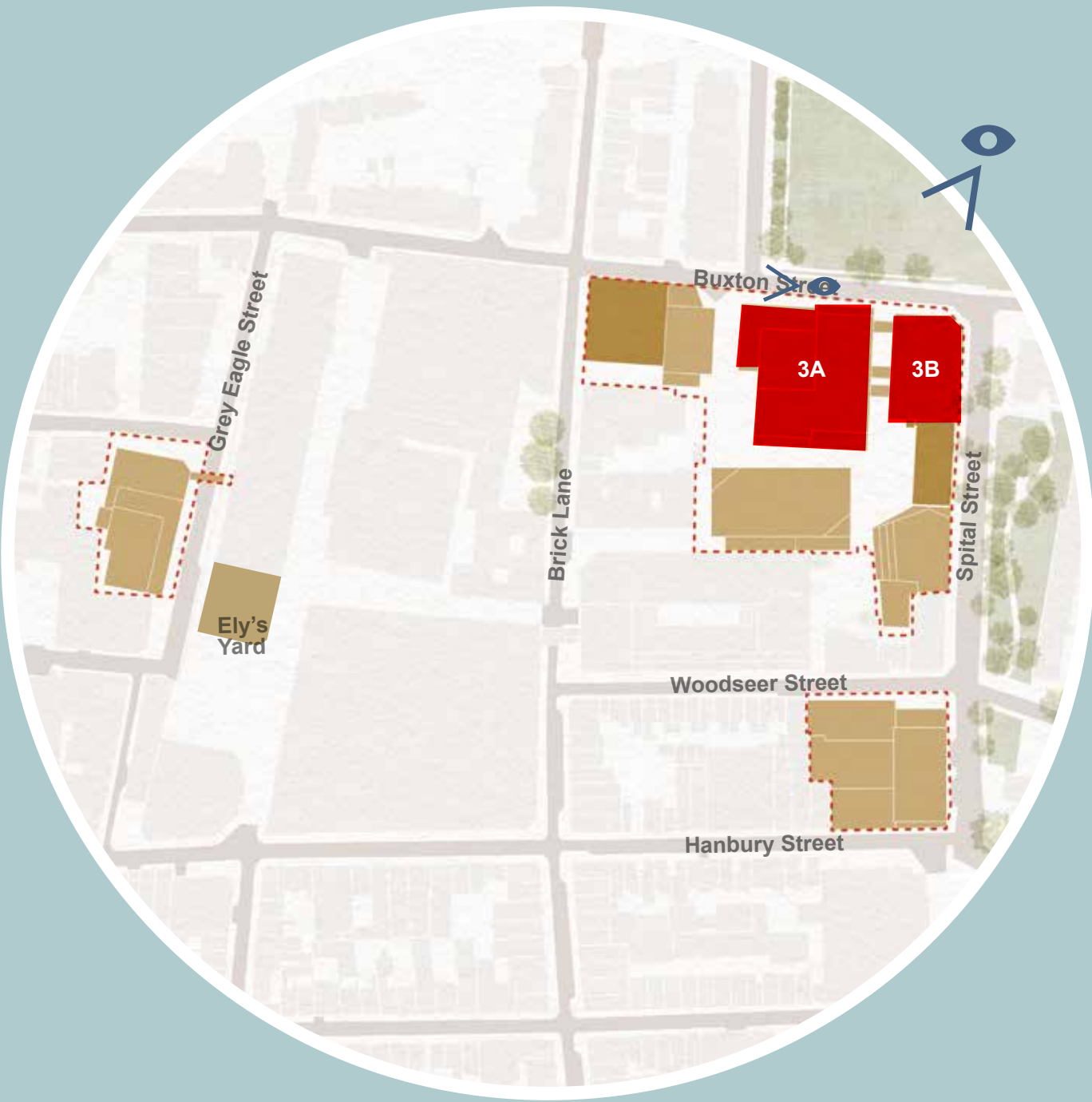


Scan with your phone to have your say online

Block 3

i Designed by Morris + Company

- Block 3 site is currently a collection of existing 1-storey storage and ancillary buildings which create a blank and inactive frontage to Buxton Street and Spital Street. There is also a planning permission for a new data centre on this part of the site.
- The previous scheme (showcased in February 2024) was proposed as 9-storeys (c. 32 metres). We are no longer proposing this and instead propose an 7-storey building plus plant (c. 29 metres) and have also reduced the height along Spital Street by a storey, delivering workspace with retail, cafe/ restaurant, cinema and community uses at lower floors facing Allen Gardens to the north, the proposed Cooperage Yard to the south and the proposed Chimney Yard to the west.
- The building has a single storey basement which also serves Block O and a consolidated loading bay and facilities for the wider site.
- A blue badge parking bay is located adjacent to the building, within the site along Buxton Street.



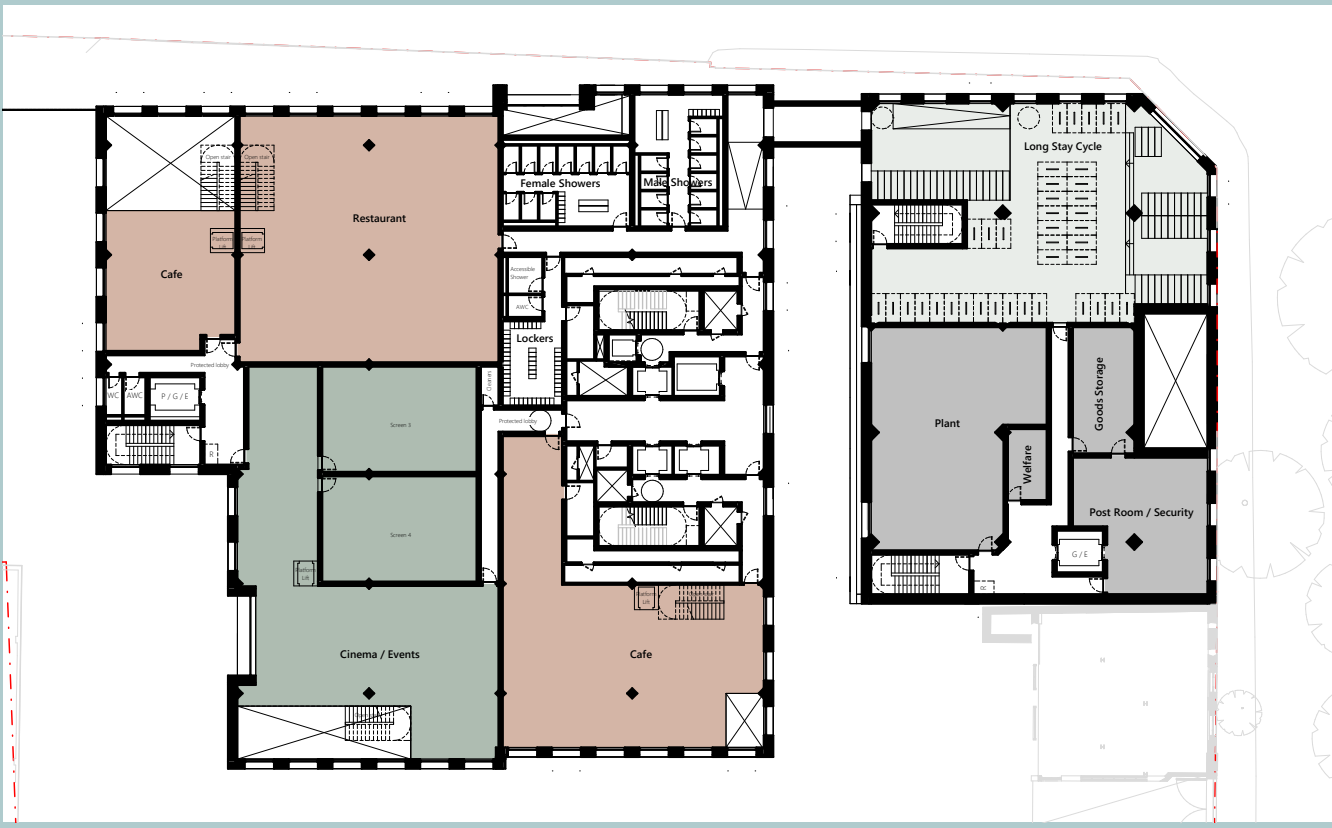
↑ Total 7-storeys + plant



Previous scheme - February 2024



Plan of ground floor



Plan of upper floor



CGI looking south from Allen Gardens towards Block 3

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Block O

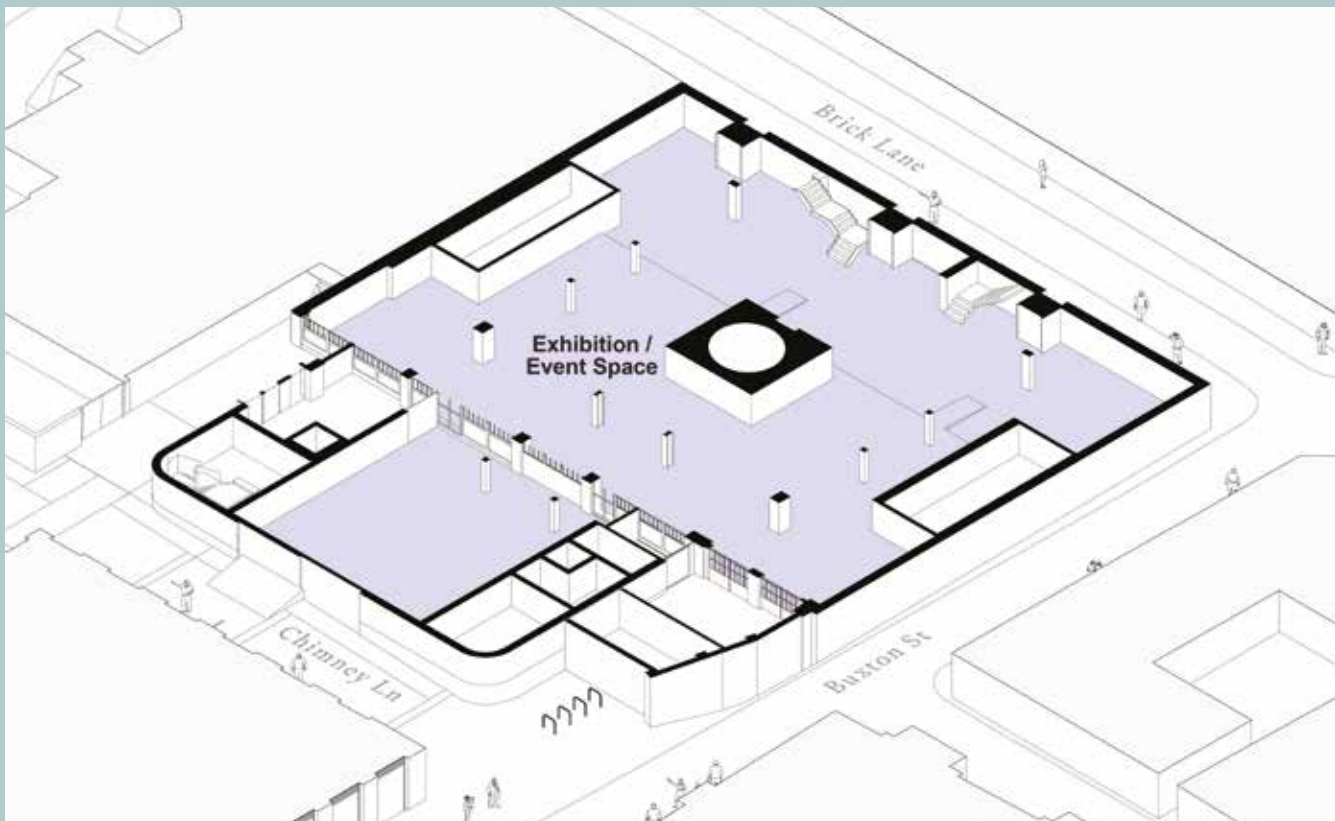
i Designed by Chris Dyson Architects

- Block O is currently an existing Grade II Listed 3-storey building known as 'The Boiler House' and is now used for events and exhibitions.
- Block O extension is proposed as a new 3-storey (c. 15 metres) building delivering additional events and exhibition space as well as upgrades to the existing building. The extension faces Buxton Street to the north and the proposed Chimney Yard to the east.
- The building has shared basement services with Block 3.

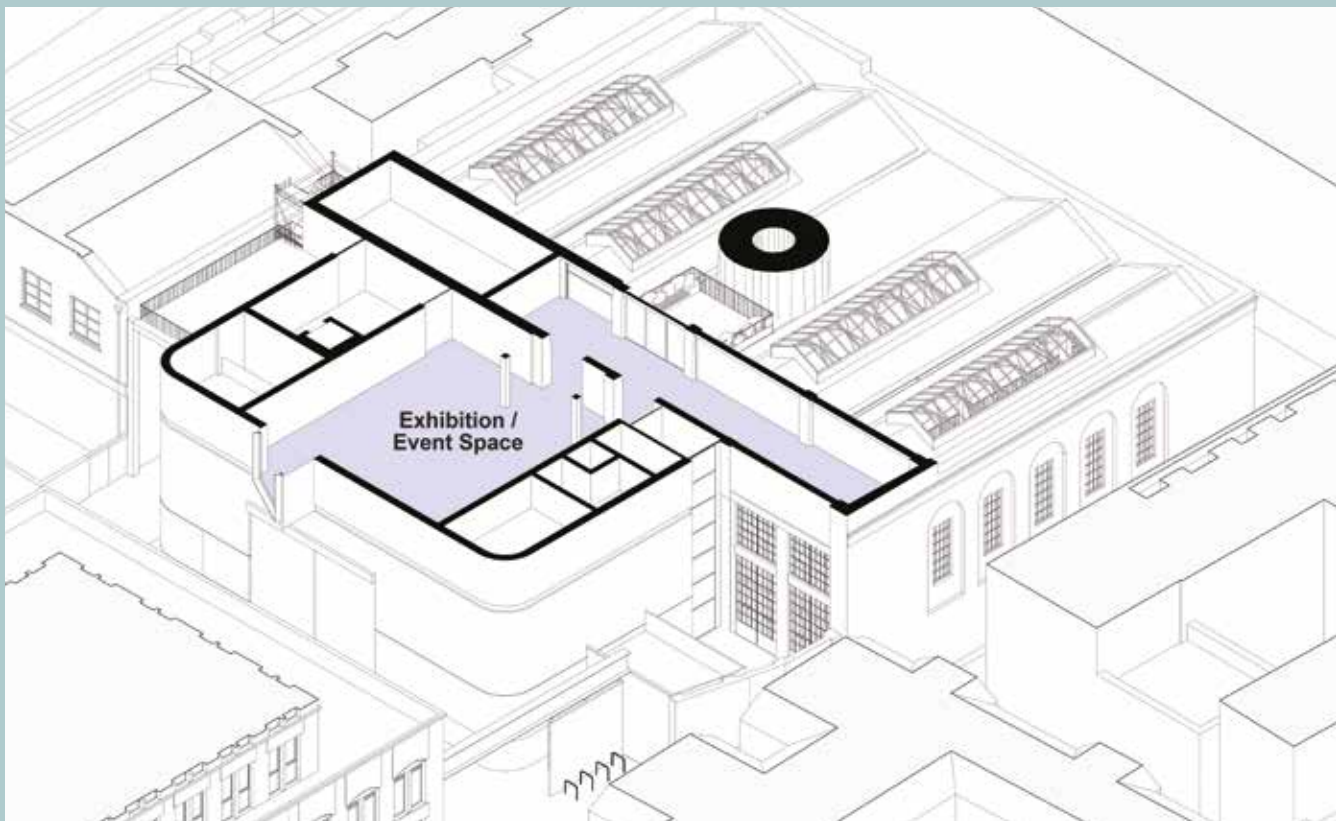
↑ Total 3-storeys + plant



Previous scheme - February 2024



Plan of ground floor



Plan of first floor



CGI of Block O looking west up Buxton Street

Creating a new chapter for the Truman Brewery

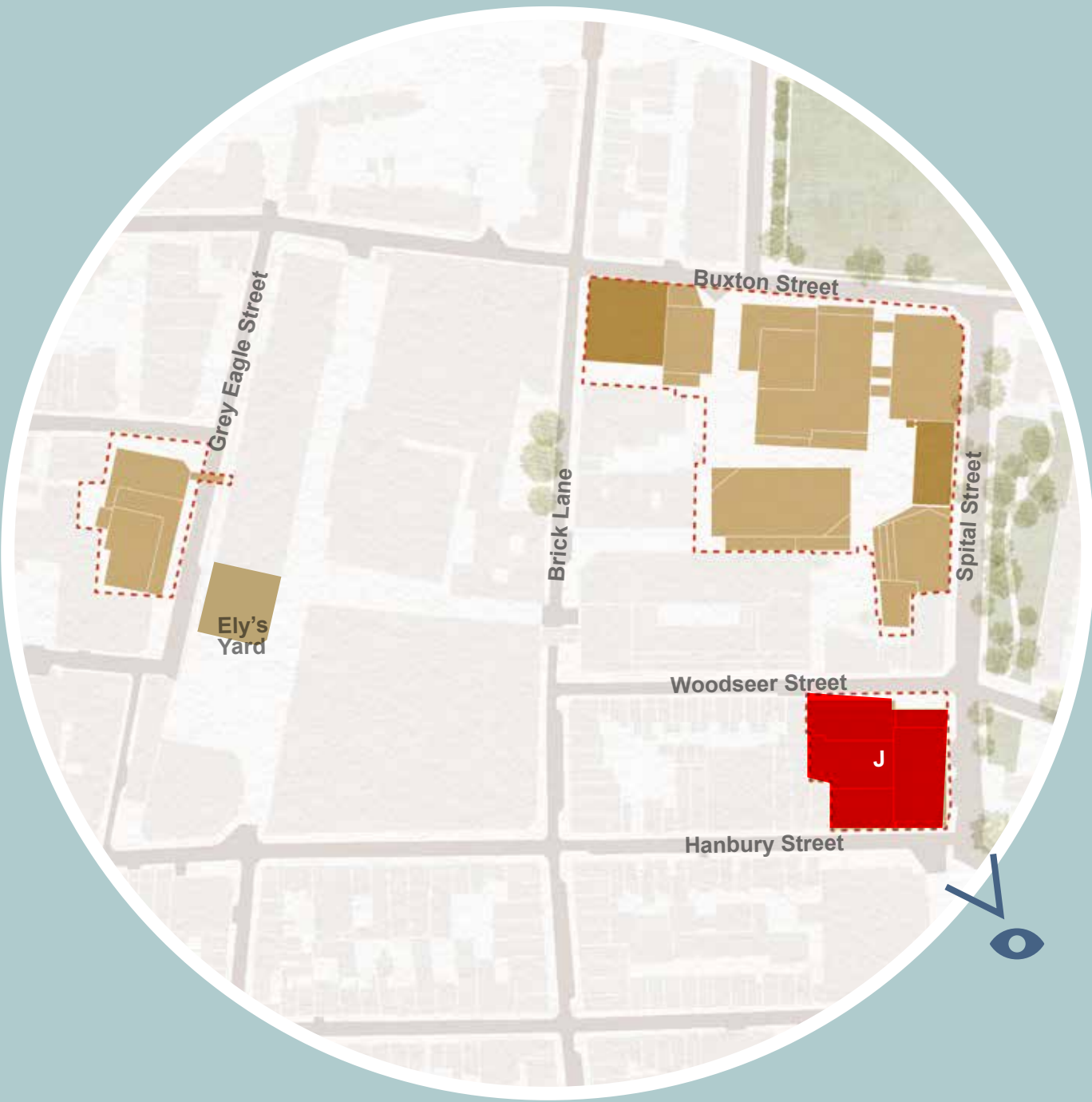


Scan with your phone to have your say online

Block J

i Designed by Henley Halebrown

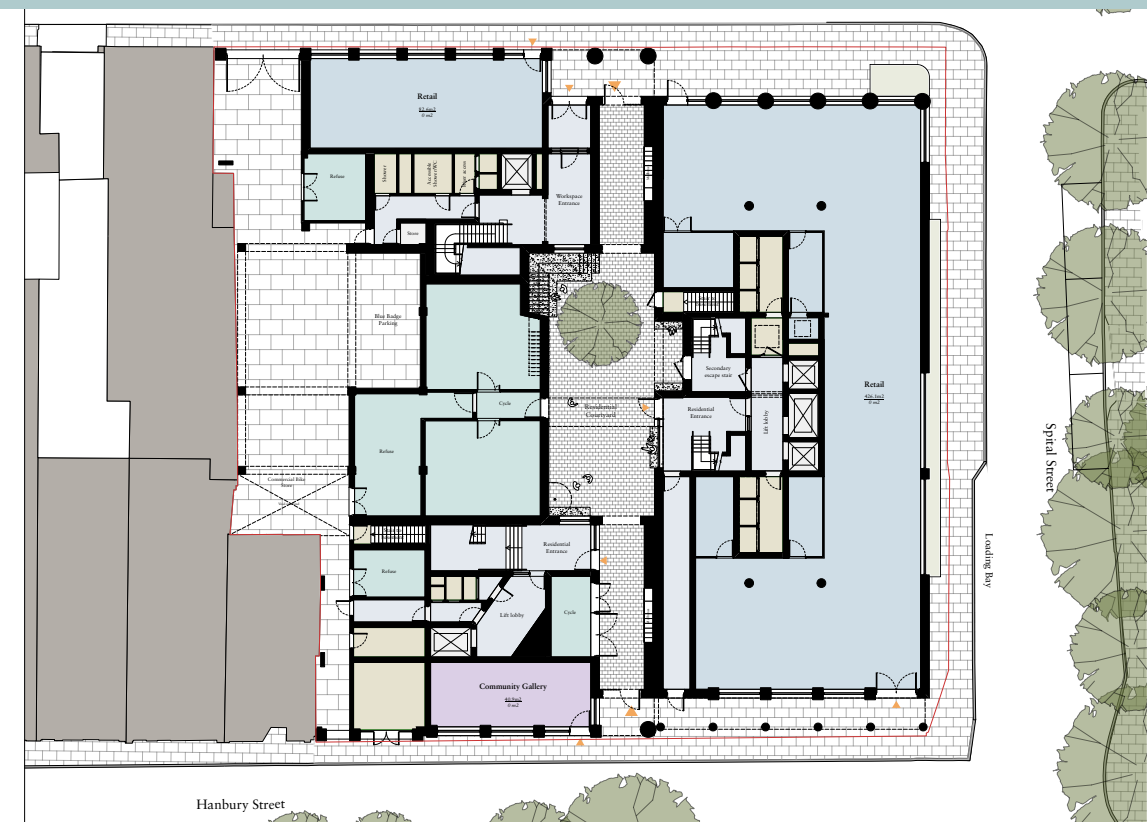
- Block J is currently an existing 1-storey building containing a supermarket and storage uses known as 'Banglatown Cash & Carry'.
- The previous scheme (showcased in February 2024) was proposed as 8-storeys (c. 28 metres). We are no longer proposing this and instead propose an 7-storey building plus plant (c. 26 metres) and have also reduced the height along Hanbury street by a storey, delivering 44 new homes, including affordable and family homes accessed from Hanbury Street and Woodseer Street. New workspace is accessed from Woodseer Street and retail including a supermarket fronting Hanbury, Spital and Woodseer Streets. Play space for the residents is located in a private garden on-site.
- The building contains two blue badge parking bays.



↑ Total 7-storeys + plant



Previous scheme - February 2024



Plan of ground floor



Plan of first floor



CGI looking west on Hanbury Street towards the proposed Block J

Creating a new chapter for the Truman Brewery



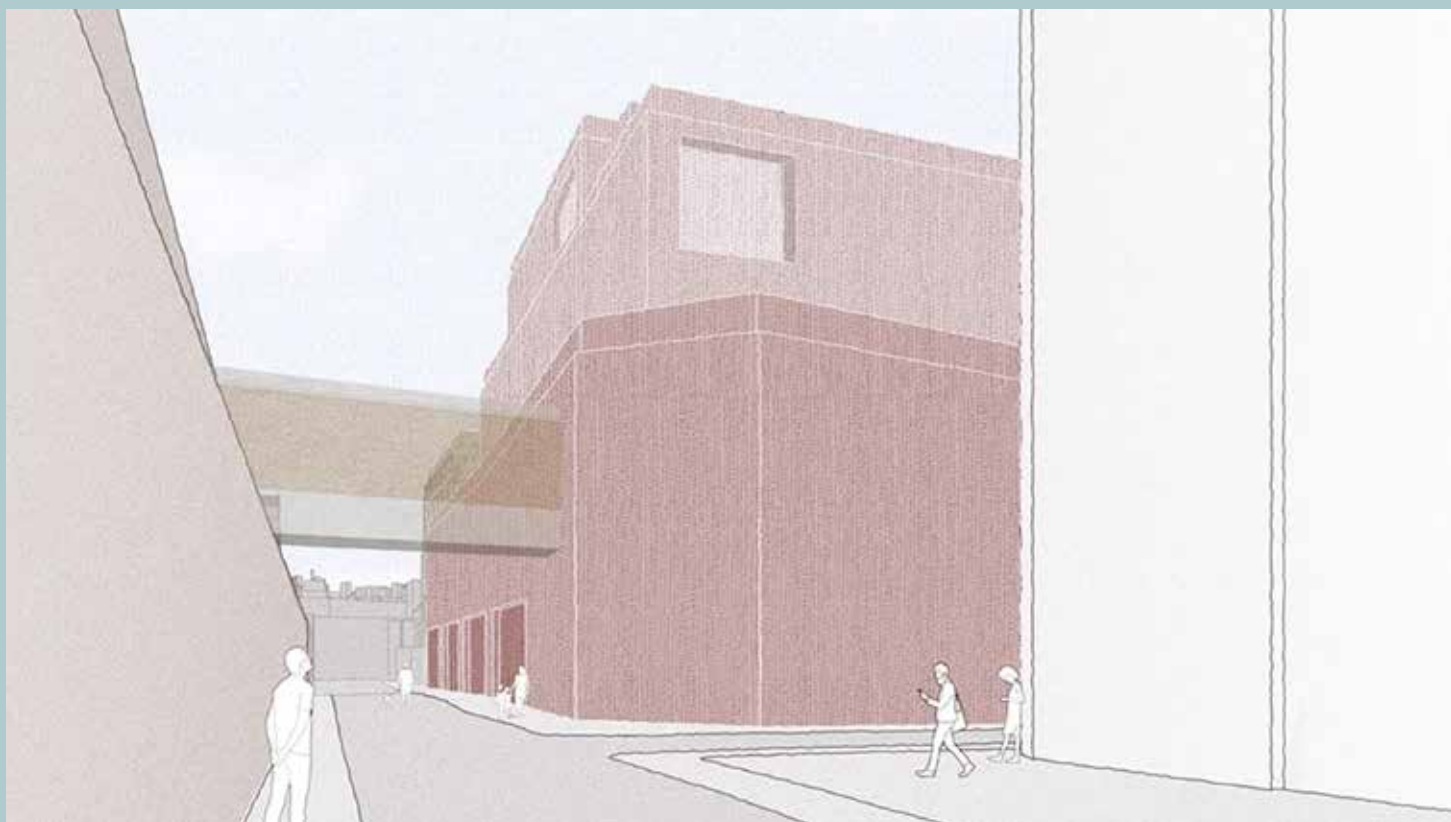
Scan with your phone to have your say online

Block A

i Designed by Morris + Company

- Block A is currently an existing 3-storey derelict cold store building once part of the operational brewery.
- The previous scheme (showcased in February 2024) was proposed as 5-storeys (c. 19 metres). We are no longer proposing this and instead propose an 4-storey building plus plant (c. 29 metres) and have also reduced the height along Calvin Street by a storey, delivering data storage facilities fronting onto Calvin Street to the north and Grey Eagle Street to the east.
- The building includes a single storey basement and an internal loading bay.

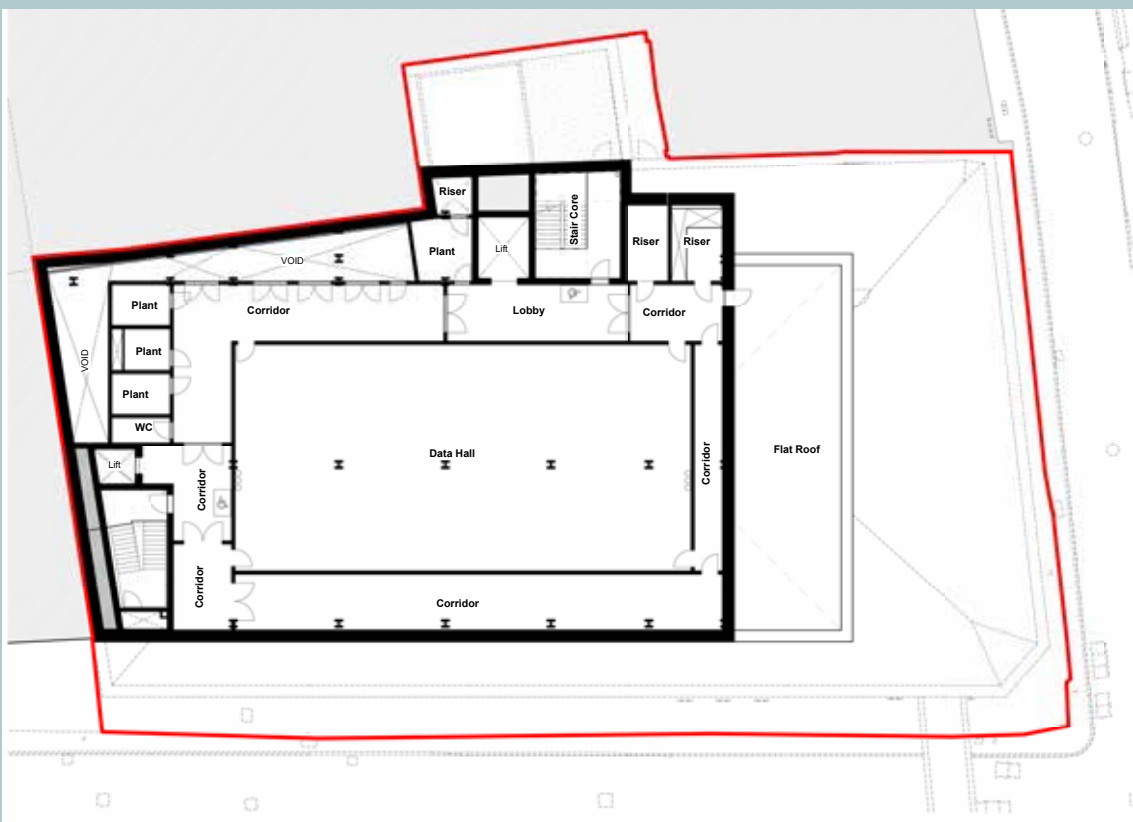
↑ Total 4-storeys + plant



Previous scheme - February 2024



Plan of ground floor



Plan of third floor



Block A CGI view from Grey Eagle Street looking south

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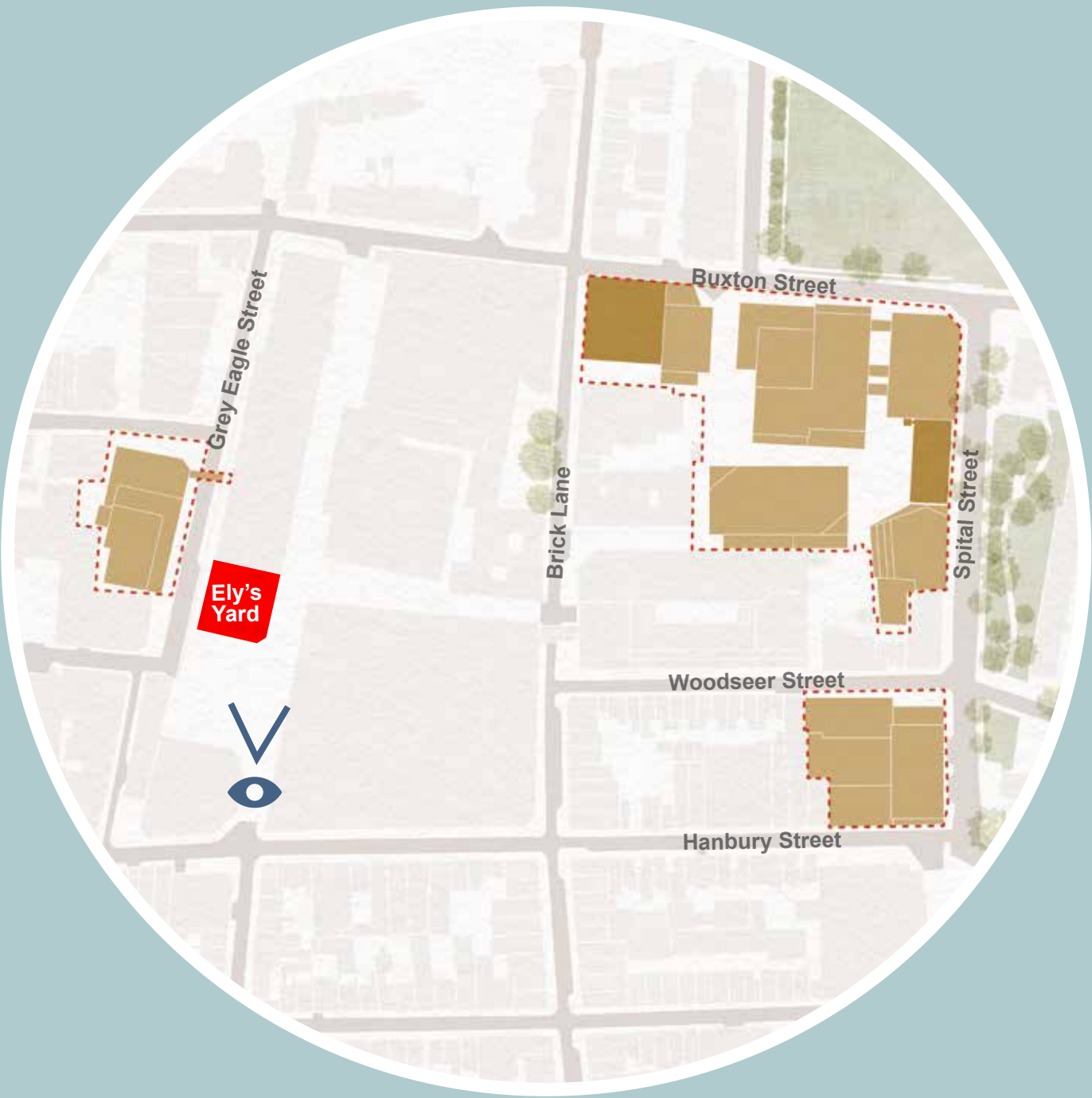


Scan with your phone to have your say online

Block 4 (Ely's Yard)

i Designed by Morris + Company

- Block 4 (Ely's Yard) is an existing vacant site currently used for storage, bins and back of house, with temporary 1-storey food and beverage facilities. The southern part of the yard is used for events and logistics from time to time.
- Block 4 (Ely's Yard) is proposed to be a new 6-storey building (c. 29 metres) delivering workspace including affordable workspace with back of house, retail and beverage formalised into a market space at ground floor fronting Block 4 (Ely's Yard) to the south, Truman Brewery to the east and Grey Eagle Street to the west.
- The proposal includes landscaping and sustainable underground drainage strategies (SuDs). A new public route into Ely's Yard from Grey Eagle Street is proposed to further open up the site.



↑ Total 6-storeys + plant



Previous scheme - February



Plan of ground floor



Plan of upper floor

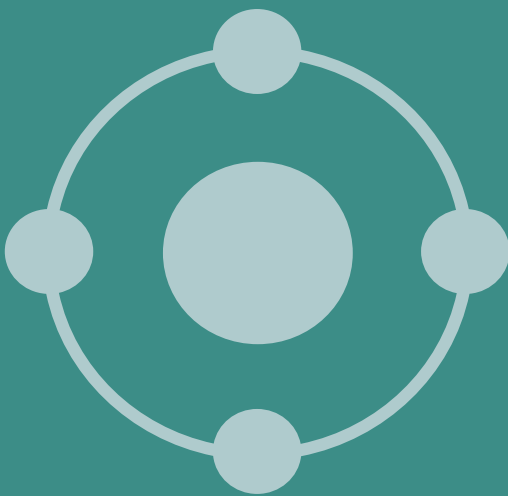


CGI looking north into Ely's Yard from adjacent Hanbury Street



Promoting sustainability and social value

As long-term owners of the site and members of the local community, we are committed to ensuring that the development is built to the highest standards of sustainability and to create sustainable buildings that are able to respond to the climate emergency and contribute towards the transition to a low carbon world. A snapshot of how we will achieve this is set out below:



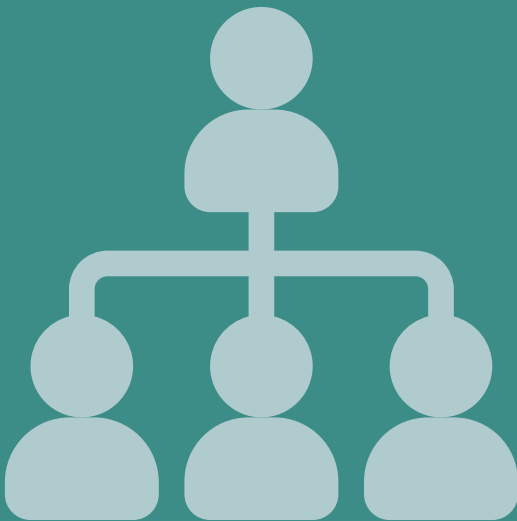
Whole-life carbon

Minimise the carbon impact of materials and construction through efficient design and retaining buildings and reusing materials where possible.



Energy and performance

All-electric, naturally ventilated, highly efficient buildings to minimise operational carbon.



Community manager

A community manager who will create a vibrant programme of activities on-site and help host events in the new community spaces.



Well-being and experience

Naturally ventilated and well daylight buildings to provide healthy indoor environments and a public realm that is comfortable, safe, accessible and enjoyable.



Climate resilience and environment

Urban greening on public realm, roofs and terraces to deliver social amenity and greatly enhance biodiversity. Reduce storm water run-off rates from the site to reduce flood risk and sewer surcharging.



A considered approach to construction management

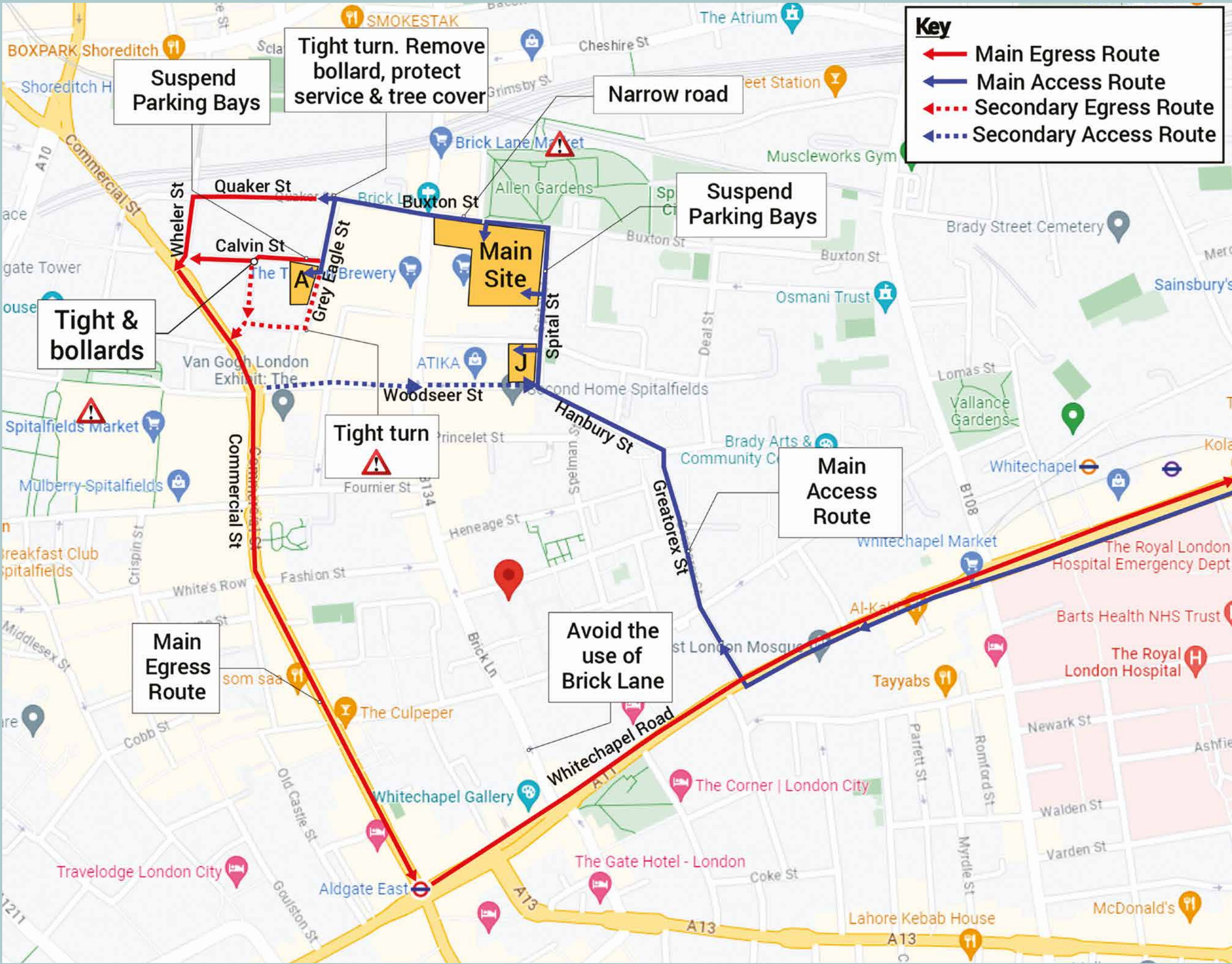
We recognise that all development comes with an element of disruption, but it is our intention to minimise disruption through construction management plans that will be agreed with the Council.

Our proposals are being designed in such a way to utilise off-site manufacturing and reduce the overall construction time through a phased approach to development.

We will ensure future contractors comply with the Considerate Constructor scheme, a not-for-profit, independent organisation set up to raise standards in the construction industry.

Detailed construction management plans will be developed and any contractor on-site will be adhering to the London Borough of Tower Hamlets Council's Code of Construction Practice.

Engagement with the local community and stakeholders will continue throughout construction, and regular updates will be provided.



Map illustrating proposed construction routes



Ambitions for the area

This development will create a host of benefits for people living and working in the area. The development will support Tower Hamlets Council’s ambitions to unlock opportunities, including creating new jobs and apprenticeships. We are also committed to providing new well-designed affordable homes, affordable workspace and affordable retail meeting a range of identified local needs.

This development will provide new accessible and green spaces for people to visit and enjoy, creating connections in the area and increasing safety.

Overview of key benefits:

Given the scale of the scheme, financial contributions will be payable to Tower Hamlets Council to be spent on mitigating the impacts of the proposed development on the surrounding area. This will include significant sums payable to the Council under the Community Infrastructure Levy (CIL) and also the Mayor of London CIL. It is likely that the various planning obligations will include financial contributions towards local employment training and skills both during construction and operation of the development; the use of local businesses during construction, transport, public realm and open space contributions and carbon offsetting.



Homes for over 100 locals

The proposals include the delivery of new homes, including family and affordable homes. This is estimated to bring 111 new residents to the area.



Over 37,000 new visitors each week

The proposals will deliver new economic activity and types of uses, driving additional footfall to the area and attracting an estimated 37,900 new visitors each week.



Over 1,600 new local jobs

The proposals are estimated to support 1,670 new jobs, with 335 of these expected to go to local residents.



Over £18m new local spend per year


The new workers, residents and visitors are estimated to support £18.8m in local expenditure every year.




Thank you and next steps

Thank you for your thoughts and input into the project so far. Your feedback has helped shape the proposals and we are keen to hear your further comments ahead of submitting planning applications.

If you have any questions or would like to find out more, please contact the consultation team via the following:

 020 3633 9734 (Monday - Friday, 9am-6pm)

 info@trumanbreweryconsultation.co.uk



We would like to hear your views on our latest plans. Please complete our survey, either on paper, or online by using our QR code by Friday 31st May.



Image of public exhibition held at
Toynbee Hall in February 2024



Image of public exhibition held at Brady Arts
and Community Centre in February 2024