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# Redchurch Street Place Making Vision Abridged Report



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**1.0**

# **Introduction**

In April 2022, onRedchurch CIC commissioned JA Projects to produce a Place Making Strategy for the street. This report summarises the work that took place during the project, that ran from April to December 2022.

### High Streets for All Challenge

The Place Making Vision is funded through the GLA's High Streets for All Challenge. The fund aims to create 'thriving, inclusive and resilient high streets and town centres, within easy reach of all Londoners. Promoting local employment and near home working, protecting existing community and cultural spaces and introducing new types of businesses and civic organisations.'

### JA Projects

Founded by Jayden Ali, JA Projects is a London based practice working at the intersection of architecture, urban strategy, art and performance.

We work in culturally rich spaces, on projects we love, in places and contexts we care about. Our approach to architecture and city-making mirrors our social values – places should be diverse, supportive and enriching. From ground-breaking exhibitions, through low-carbon buildings, to pioneering urban strategy, our projects intervene both socially and spatially to deliver a more sustainable and more equitable world.

### onRedchurch CIC

onRedchurch is a non-for-profit working to improve the Redchurch Street neighbourhood. onRedchurch supports a new future for Redchurch Street, Shoreditch. A future that's successful, creative and popular. A place for all. We were founded by a local resident. Initially financed by landowners on the Street. Supported by many businesses. Now we are growing what we're about. Reaching out to communities. Working with social entrepreneurs. Developing the character of the Street. Making it more useful. Creating plans for the future.

### Redchurch Street Place Making Vision

The Strategy aims to rely on community engagement and urban landscape expertise to deliver a vision for the Redchurch Street neighbourhood in Shoreditch, London. The vision will support a framework for the creation of a concept design for the Street's future public realm.

The project aims to consider the issues that local people feel the street presents, introducing new voices, bringing opinion together and formulating a vision for ongoing consideration by the public.

The project will frame a brief for forward concept design. This Stage of work aligns with RIBA Stage 1, preparing for a follow-on commission to take the project forward.

At the core of this approach is a desire to:

- Make an inclusive, accessible and healthy street high in social value
- Promote difference and diversity along the length of the street
- Connect Redchurch Street to its wider context
- Enable onRedchurch CIC to work more collaboratively and effectively.

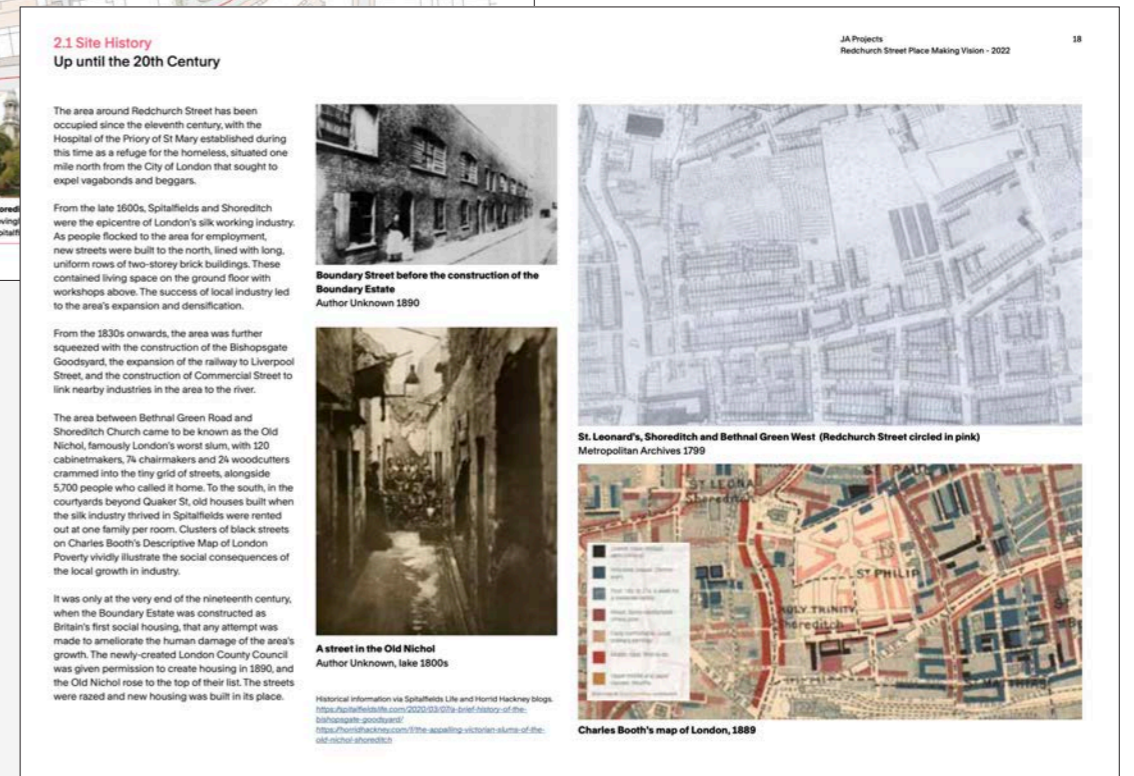
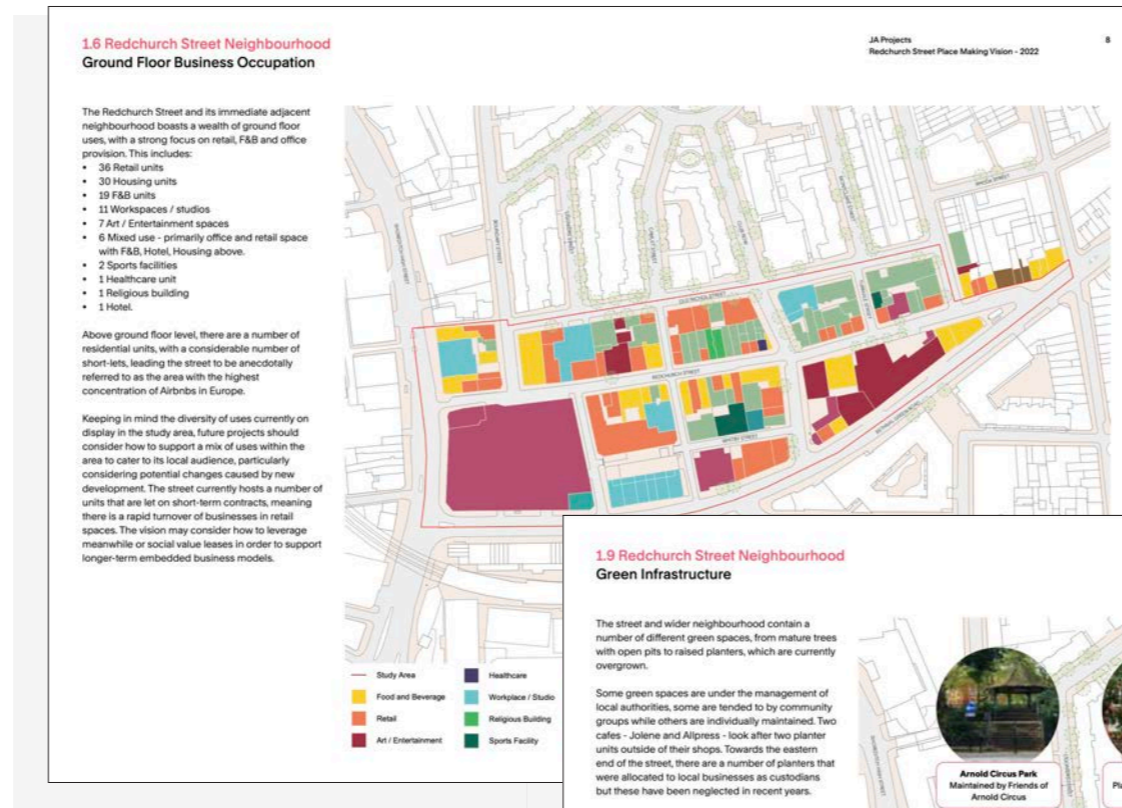
This abridged version of the report focuses on engagement activities linked to the project, as well as the elements of the final vision itself. A study of the site as well as its history are included as an Appendix to this document, alongside the Redchurch Radio audio piece produced as part of the vision. The full report contains further detail on the site, events and engagement, recommendations linked to the continuation of the Redchurch Roundtable, as well as a study of relevant policy.

The brief for the project covered a desire to deliver three 'Vision Events' aimed at providing a public platform to deliver the work. As part of the work, five top-level visions were developed and presented at the third event, which were used to narrow down and synthesise these into three proposed projects.

As part of the project, an in-depth study into the local area and its character was undertaken. This includes:

- A mapping of occupation, uses, key institutions and legislative boundaries
- A survey of the streetscape covering architectural character, surfaces conditions and green infrastructure
- A study of the site's history up until the present day

These studies are included in the complete version of this report.



# 2.0

# Scoping

# Report

This element of the report is concerned with the conversations and network building that took place as part of the work. A number of strategies and formats were used in order to reach out as widely as possible. This includes:

- Formal gatherings with set agendas, such as the Redchurch Roundtable meeting
- Interviews recorded with prominent local personalities
- A series of three public events on the street (leafletted across the local area)
- Extended informal conversations in the neighbourhood with residents and operators
- Meetings arranged with specific stakeholders, for example conversations with members of the Shoreditch Masjid Trust and other community organisations.

## 2.1 Redchurch Roundtable

### A Steering Group for Future Projects

A key component of JA Projects' proposals for the Place Making Vision was the formation of a Redchurch Roundtable Steering Group.

The intention of the Roundtable is to form a structure separate from the design and client team who are able to formally feed into the development of place making projects around Redchurch Street. This group represents a long-term strategy of local empowerment and investment. It is intended that the Roundtable group continues meeting beyond the duration of this project, helping to secure funds, oversee and govern future projects for years to come.

Following this piece of work, the aim is for the Redchurch Roundtable to act as advisor and critical friend of Redchurch Street and the activities of onRedchurch CIC. It will act as an accountable panel to onRedchurch CIC and in time, it is seen as a source of personnel to populate the organisation's future governance, as it converts from one form of Community Interest Company to a membership-based organisation.

#### First Roundtable Meeting

Following months of conversations, scoping and event delivery, the first meeting of the Redchurch Roundtable was convened on 7 November 2022 in the offices of Mother Advertising on Redchurch Street.

The event was attended by a group of stakeholders representative of local resident groups, local businesses of varying size, design expertise and property owners. Further guests were invited to join the event and it is hoped that future events continue to grow the group to ensure it speaks for the wide range of voices in the Redchurch Street neighbourhood.

It is hoped that the group continue to meet, and it has been recommended that onRedchurch secure funding in order to support this.



## 2.2 Redchurch Radio Framing

Redchurch Radio is an interactive, multi-media component of the project designed to support relationships with local stakeholders and amplify voices that are typically quieter within community engagement programmes.

Redchurch Radio pulls together a series of informal, lo-fi conversations with local stakeholders discussing the site's character, history and identity, as well as capturing the spirit of what placemaking strategies might address. By weaving together the knowledge of communities and organisations, Redchurch Radio supports the growth of relationships of trust between participants. Taking an embedded and conversational approach adds an additional layer of granular, personal experience to inform the project's next steps.

The final recordings have been compiled into a podcast piece, which is shared as an accompaniment to this report.

Nada Mohamed, a member of the Unity Girls Group who meet at St Hilda's, was employed to assist with the delivery of the Redchurch Radio, as well as the second vision event. JA Projects is very grateful to have worked with Nada and are proud to centre local groups and expertise as part of many of our projects.





## 2.2 Redchurch Radio Conversations

It is important that the Redchurch Radio celebrates the neighbourhood in its entirety, and it aims to have a diverse sample with regards to gender, locality, ethnicity.



**Liz Wong**  
Redchurch Street resident



**Kinsi Abdulleh**  
Runs Numbi arts  
incl. events at Rich Mix



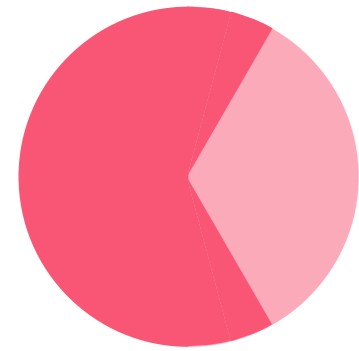
**Maher Anjum**  
Runs Oitij Jo arts  
organisation and kitchen



**Syed Uddin**  
Grew up near Brick Lane  
and runs a local charity



**Rahemur Rahman**  
Has family in Brick Lane  
Works locally



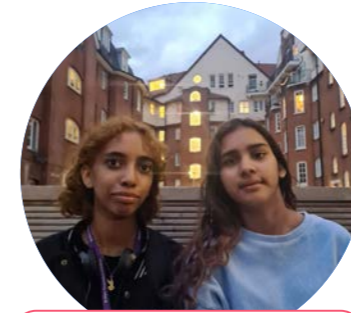
60 / 40 F/M gender split



**Eugene**  
Works at Browns Fashions  
on Club Row



**Abby**  
Works at Paper & Cup  
charity shop, Calvert Ave  
Grew up in Hackney



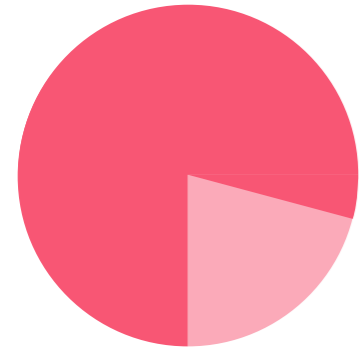
**Yusra and Ramina**  
from the Unity Girls group  
at St Hilda's



**Dilu Naser**  
Works at St Hilda's and  
lives in the area



**Lemzi**  
Works off Brick Lane  
Runs events at Rich Mix



11/15 POC voices



**Michael and Linda**  
Run 7 Upholstery on  
Boundary Street



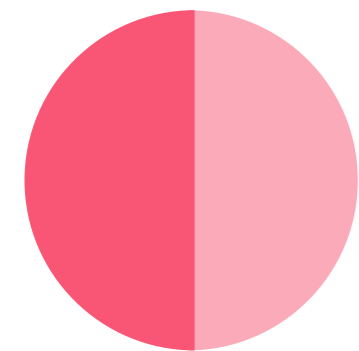
**Jade Guignard**  
Baker and dancer who  
works locally



**Elaine Chalmers**  
Chef at Leila's Cafe  
Worked locally since 90s



**Inji Ali**  
Lives in Bethnal Green  
Has family in the area



~50% work locally  
~50% live locally

## 2.3 Vision Events

### Food for Thought

On the 31 July 2022, a public event was hosted at St Hilda's East to test ideas raised by stakeholders to date and to identify further priorities for the placemaking vision. It aimed to investigate:

- Improved connections along the study area's North-South axes
- The capacity for a community cafe offering at St Hilda's and activating its public realm
- Public conversations about the neighbourhood's future.

The event was designed to include interactive elements that reached out to passersby and invited groups, asking for their contributions to discourse around the neighbourhood.

In the run up to the event, a possibility of using the St Hilda's kitchen was identified and many residents were keen to see it in use. At Food for Thought, this was tested with OITIJ-JO Kitchen, a Tower Hamlets-based social enterprise which celebrates Bangla food culture.

Alongside the meal, a pop-up talk show following the 'Talkaoke' format designed by The People Speak took place. This public conversation took in many themes touching on the future of the neighbourhood. The conversation, spread over nearly 3.5 hours, touched on many topics, including:

- Street Art and public artwork
- Wider pavements
- Food stories and culture
- Green spaces
- Transport
- Litter
- Locals character
- Community provision

#### Event outcomes

The event was well attended, with over 40 guests. This allowed for the testing of the following opportunities highlighted during previous research and engagement:

- A cafe offering at St Hilda's
- An increase in active frontage
- A focus on connections along the North-South axis
- Supporting neighbourhood community institutions.

Additional value was delivered through:

- A training event delivered to St Hilda's Unity Group
- The ongoing employment of one of the Unity Group members as part of the The People Speak team, continuing to host Talkaoke conversations at further events
- The subsequent employment of another Unity Group member in the planning and delivery of the second vision event.

The outcomes of the conversation and tests from this event were used to shape the design and delivery of subsequent events, as well as being valuable in the formation of the outline Vision Strategy presented in Chapter 4.

**>40 attendees**  
**5 dishes**  
**2 watermelons**  
**3.5hrs of conversation**  
**30 topics**  
**4 young trainees**  
**4 talkaoke hosts**



On the 5th September 2022, a Sowing Seeds event took place to explore the role of local gardens and green infrastructure in the life of the neighbourhood. It aimed to discuss:

- Improved connections between green spaces in the neighbourhood
- The capacity to connect the public realm to operations of different local community organisations
- Places within the neighbourhood that could be identified for specific public realm improvements
- Opportunities for employment training and volunteering linked to this.

The event was designed to bring together different organisations and individuals with connections to the management of public spaces and public programmes in the area, with a particular focus on green spaces. Effort was made to understand their current operations and where there might be capacity for joined up thinking, further maintenance of public planting, and the installation of new green infrastructure.

#### Walking the neighbourhood

Contributions were sought from individuals with connections to each site and an interest in the wider themes being explored. This included:

- Nada - Tour organiser and St Hilda's community member
- Perdi - Gardener at Rhoda Street garden
- Tracy - Families and schools coordinator, Rich Mix
- Alex - Creative engagement manager, Rich Mix
- Selma - Deputy CEO / Head of marketing & comms, Rich Mix
- Rachel - Education Manager, Spitalfields City Farm (also works at St Hilda's)
- Hussina - JustFACT mobiliser, Women's Environmental Network (aka Wen, which is based at St Hilda's)
- Yusra - St Hilda's community member and volunteer

- Jess - Training and development manager, SCT
- Gerry - Gardener, SCT
- Liz - Redchurch Street resident interested in gardening.

#### Event outcomes

The event:

- Trialled connections between local organisations working on programmes in the public realm and green spaces
- Brought together interested parties who will be invited to contribute to Redchurch Roundtable discussions
- Hosted a public conversation about the future of the neighbourhood.

This allowed for the scoping of opportunities identified to date:

- Public Realm improvements in the neighbourhood
- The possibility of establishing training and employment programmes connected to local green spaces
- Enhancing North South Connection.

In addition, the event allowed for:

- Training and career support for Nada Mohamed
- Commissioning of food from a new business within the study area.

The outcomes of the conversation and tests from this event are being used to shape the design and delivery of subsequent events, as well as being valuable to the formation of the outline Vision Strategy presented in chapter 4.

**6 stops**  
**9 guest contributors**  
**1 young trainee**  
**2hrs of conversation**



## 2.5 Vision Event 3

### What next?

A final event took place on the 30th and 31st October to gain input on five top-level visions developed to date. The event aimed to explore:

- Which projects or project elements were broadly supported by those spoken to
- If there were any concerns that were not addressed by the proposals, and how these might be responded to
- Further connections to local residential communities, including sharing an invitation to the Redchurch Roundtable event.

#### Event outcomes

The event offered an opportunity to get a sense check of how proposed projects were received by local residents. In combination with the Redchurch Roundtable meeting, this allows for the condensing of projects to take forward to a level of detail commensurate with RIBA Stage 1. There was no objection to any of the outlined visions, with varying levels of support covering different aspects of each.

In addition, there were other concerns, around lighting, seating, signage and identity, which should be incorporated into the development of projects.

Some concerns, relating for example to waste, liveable streets and safety sit outside of the remit of this work, but have been noted and communicated with the relevant authorities.

Conversations across the two days, as well as wider engagement (including through the Redchurch Roundtable) allowed three visions to be taken forward containing aspects of the five visions presented to the public.

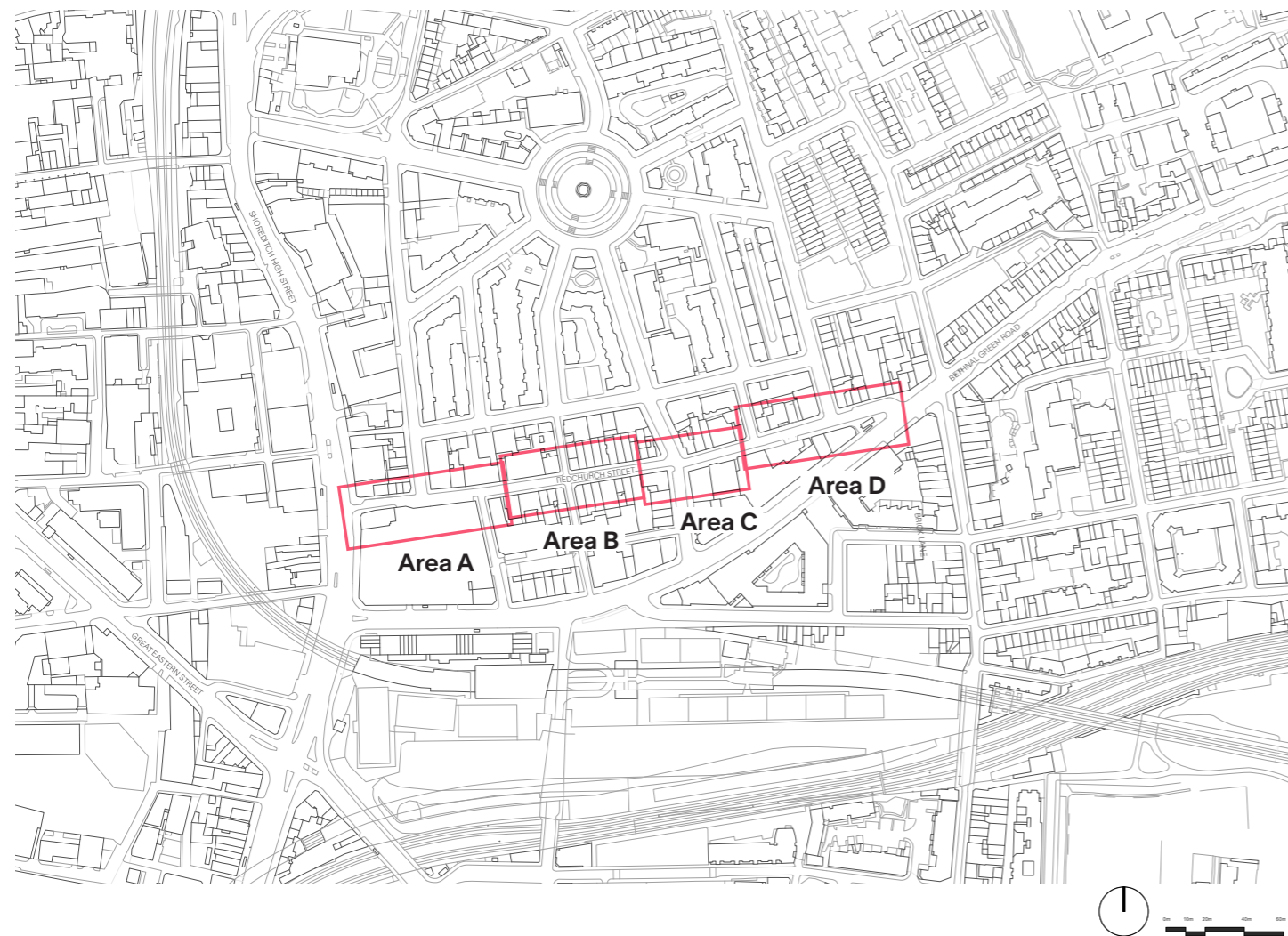


## 2.6 Conversation Log

### Tracking Conversations on Site

In addition to the recorded conversations that took place as part of Redchurch Radio and during Vision Events, a significant number of informal conversations took place throughout the project's duration. A selection of these are summarised over the following pages.

While some conversations have taken place beyond the immediate vicinity of Redchurch Street, we present them within the context to which they relate. It is important to note that the following photo-collages are impressionistic rather than fully realistic. This means in some places views have been spliced and mirrored.



**Greg, Saira Hospitality**

Greg was really happy about working with onRedchurch and is keen to explore opportunities for working in the area again in future.

**Brian, owner of Brat restaurant**

Brian wants to join the dots between the councils to make traffic movement easier and to bring back pavement dining on his end of Redchurch Street, which is in Hackney.



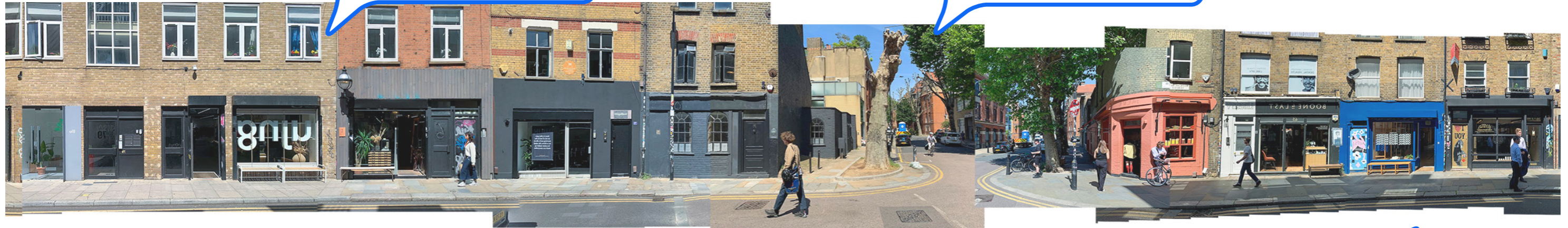
South Elevation

**Krissie, East End Trades Guild**

Krissie suggests looking at Haringey Council's Social Value leases as a way of exploring quantifying social value as part of a business case.

**Mina and Ali, Boundary Community Launderette**

The Launderette feels like a cornerstone of the Boundary Estate.



North Elevation

**Michael and Linda, 7 Upholstery**

'Percy Ingle started on Chance Street!' Michael and Linda have been in the area for over 15 years and were regular visitors before then. They are keen to see Redchurch Street offer something for everyone.

**Taj, owner of Soto Barber**

'Redchurch Street is a different class'



Location Key

**Tony, Leah, Bernard from Spitalfields Crypt Trust**

SCT run a 16 bed hostel next to Shoreditch Church, alongside a furniture repair trainee scheme. They have a charity shop and maintain the church gardens. They're really keen to be a part of the communities they work in.



South Elevation

**Anwar, Shoreditch Masjid**

Anwar is keen to see more space for mosque visitors to gather after prayers. He would like the railing to be removed and the bike rack to move further down the road. Right now it gets too cramped on Fridays!

**Arkan, A-Z Newsagents**

Arkan has run the only local corner shop for over 10 years with his sister. He's open from 8am-midnight every day and knows everyone in the area. He's frustrated by the Low Traffic Neighbourhood.

**Jennie, Hassan Hajjaj studio**

Jennie is concerned with how the changes to Redchurch Street are affecting the wider area. She says that rents on Calvert Avenue are being raised to the same level as on Redchurch Street itself.



North Elevation

**Tresor, local postman**

'There are too many stairs' on the Boundary Estate



Location Key



**Kieron, local resident and artist**  
Kieron has lived in the area for a long time, and used to have a studio on Redchurch Street. He thinks we'll be surprised by people's enthusiasm for development in the area.

**Rahemur Rahman, local resident and fashion designer**  
Rahemur grew up in the area and knows it well. He wants to see more businesses on Redchurch Street run by folks from the Bengali diaspora.

**Gaia Enria, Burro e Salvia**  
Gaia feels sad about the loss of independent businesses, which she's seen changing during her 10 years of trading on the street.

South Elevation

**Flo and Gareth, Patrick Featherstone Gardeners**  
Flo and Gareth are contracted to look after the planter outside Allpress.



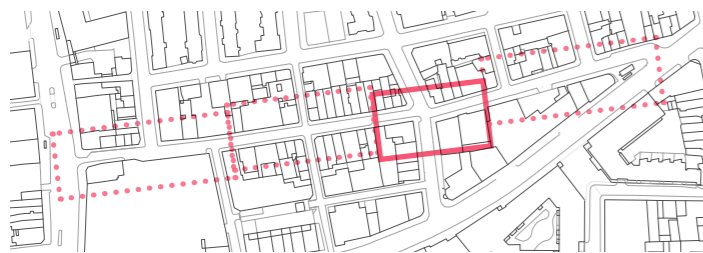
**Jemma, St. Hilda's East Community Centre**  
St Hilda's are looking at ways to make better use of their kitchen and cafe space and are exploring opportunities for improvement works to revitalise their building.

**Luca, Jolene**  
Luca feels there's a tension between 'oat flat whites and community spirit'.

North Elevation

**Eugene, security at Browns Fashions**  
'It's a different place in the day and at night. Let's make some space for the roller skaters!'

**Will and Adam, SCRT street wear**  
Will and Adam want to see the street pedestrianised, and imagine it working like the Seven Dials area in Covent Garden. They think it'd be great for the restaurants and cafes as well.



Location Key





South Elevation

**Judith, Rosa and Martha, Rich Mix**

Rich Mix are working on improvements to the rear of the building and are exploring uses for the service yard - including access from Redchurch Street.

**Rumel and Inaya, owners of Charista**

Rumel and Inaya set up Charista to offer authentic cooking from across Bengal in a welcoming environment that they would feel comfortable in. They've been open for about six months and things have been going well.

**Guljar Khan, Brick Lane restaurateur and chair of Brick Lane Business Association**

'There used to be 60 Bengali-owned restaurants on Brick Lane and now there are 12.' Guljar wants to keep hold of Brick Lane's identity and is keen to make improvements to the streetscape.

**Rebecca and Richard, Labour and Wait**

Labour and Wait is especially busy on a Sunday when crowds walk down from Columbia Road.



North Elevation



Location Key

# 3.0

# Possible Projects

This section of the report is concerned with the development of three projects that frame a vision for the Redchurch Street neighbourhood's public realm.

The framing of the three projects was informed by the many conversations, events and interviews, as well as in-depth research. They emerged in response to feedback to five top-level visions which were presented to stakeholders at the third vision event, the Redchurch Roundtable and potential partner organisations. The resulting three visions cover:

1. Supporting Community Anchors
2. Green Spaces and Networks
3. Streetscape improvements

In addition to this, we propose that the growth of the Redchurch Roundtable is considered as a project in its own right, to be allocated funding and effort in order to holistically care for the future development of the neighbourhood, its direction and planning.

The Place Making Vision proposes three potential future projects. They cover a range of ideas - from temporary to permanent.

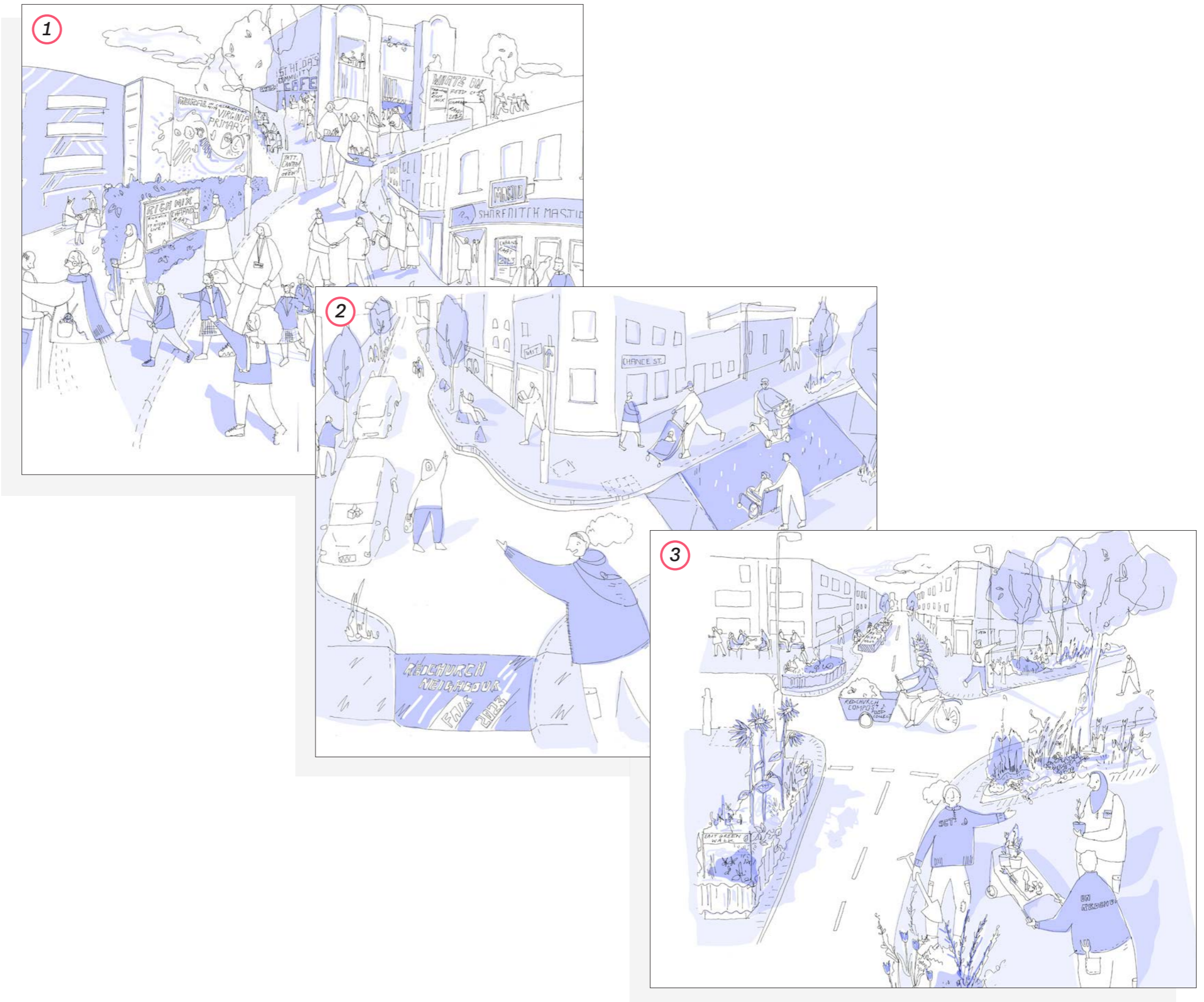
Differing longevity allows for incremental and cumulative change, immediate results and an evolution of development aligned with funding raised against a new and evolving business case.

This allows for changes to take place cumulatively and incrementally, allowing different parts of the proposition to be undertaken as each piece of funding is unlocked. This also allows for immediate results hand-in-hand with longer-term ambitions.

Each of the three projects has some degree of cross-over with one another, but they have broadly been grouped under:

1. Supporting Community Anchors
2. Streetscape Improvements
3. Green Spaces and Networks.

We present each project here as an illustrative vision, accompanied by an evocative story. This is followed by a breakdown of potential project stages and their spatial configurations. The full version of this report also contains a mapping of potential networks and relevant precedents for each project.



Humaira makes her way down Redchurch Street. It's a Spring morning and there's a bit of a chill in the air, although the sun's poking over the rooftops.

The street is always full of life but today it's looking even more splendid than usual. Two elderly men stand outside the Masjid after their morning prayers, enjoying a catch up and sip tea from takeaway OITIJ-JO cups. A group of schoolchildren from Virginia Primary scuttle past to check out their faces on the wall of Rich Mix, where a massive new mural has just gone up. People filter through the Rich Mix courtyard into the street past kids dangling from monkey bars. As she walks past, Humaira notices the signs for this year's Chaand Raat festival organised by onRedchurch with Rich Mix, Shoreditch Masjid and St Hilda's.

As she turns the corner towards the community centre, Humaira hears a buzz of chatter from between the trees, where diners are sat on picnic benches enjoying some spicy snacks. St Hilda's is full of life, with a group of children running to their karate class, while their parents drop into the food co-op to pick up some fresh produce. Ever since the cafe was renovated and the new entrance was installed, the centre has been going from strength to strength.

Humaira keeps going past St Hilda's on her way home. She's excited to return later in the day for her language class before going to see her brother's play at Rich Mix. It's good to live round here!



A Range of Propositions for the Street

This project proposes a range of interventions to support and connect community institutions on the street, aiming to embrace a unified approach towards supporting local residents to live a fulfilled, connected, healthy life.

This project addresses policies outlined in the GLA's High Streets for All Possibilities Playbook, including all of its headline Local Challenges (p.12). This project also aligns with ambitions set out in LBTH's High Streets and Town Centre Strategy, in particular its focus on local partnerships developing tailored actions for high streets (p.12). In addition, it addresses key elements of the Tower Hamlets Strategic Plan, in particular Priorities 1 and 2. More detail on these policies can be found as an appendix to this document.

Aspects of this work will require additional research and engagement, and as such this project proposes an iterative workflow that builds towards capital works.

Proposals are also marked against three categories. Impact considers the potential effect of the proposition. Complexity considers how straightforward their delivery might be. Cost considers the required investment (graded from £-£££, with £ representing tens of thousands, ££ hundreds of thousands and £££ representing millions of pounds).

It's important to acknowledge that some temporary and intermediate aspects of this proposal are already taking place. This includes onRedchurch's regular events programme, an OITIJ-JO Kitchen residency at St Hilda's (a direct result of the *Food for Thought* event), and meanwhile uses of shop spaces in the street. The project suggests these are bolstered and continued.

Some elements of this proposition, in particular the temporary street events, cross over with *Project 2 - Streetscape Improvements*.

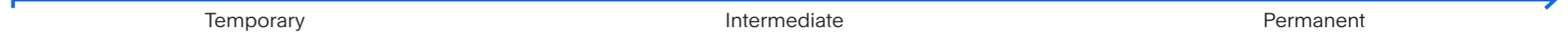


image: Redchurch Street Festival, onRedchurch

**Temporary**  
**Festivals, Street Events and Cultural Programming**  
 Impact ●●●○○  
 Complexity ●●○○○  
 Cost £-££

This proposal considers using celebratory events as a way to test out potential future propositions and bring together a wider group of project stakeholders.

This proposition might include:

- Street festivals supporting local businesses, creative organisations and connecting with residents. This might consist of an Eid Fair or Chaand Raat celebration, for example. This would involve a temporary closure of the street as well as the hiring and mobilising of spaces within community buildings
- Cultural Programming aimed at making the most of Redchurch Street's rich heritage of creativity whilst bridging the gap to those who don't currently feel welcome. This could follow the pattern of the recent Somali Film Festival hosted by local organisation Numbi Arts in collaboration with Soho House, facilitated by onRedchurch
- Training programmes and exercises aimed at further connecting Redchurch Street businesses to local residential populations. This follows in the footsteps of the recent Saira Hospitality pop up, facilitated by onRedchurch.



image: Oitij Jo Kitchen

**Intermediate**  
**Meanwhile Uses and Trial Projects**  
 Impact ●●●●○  
 Complexity ●●●○○  
 Cost ££

This proposal considers using Meanwhile Use and Trial Projects to support the development of longer-term cultural strategies for the area.

This proposition might include:

- Further meanwhile uses of empty retail spaces within the street to focus on a cultural offer. This could align with onRedchurch's existing work in this field, for example with the East End Trades Guild
- Trial projects that aim to establish and test a business case for Capital Works projects and future work. Work to this effect is already taking place through the ongoing collaboration with OITIJ-JO Kitchen and St Hilda's, which can make the case for further improvements.



image: Nourish Food Hub, RCKa for Hammersmith & Fulham Council

**Permanent**  
**Capital Works**  
 Impact ●●●●●  
 Complexity ●●●●○  
 Cost £££

This proposal considers the longer-term impact of the first two projects. This covers capital works projects met by further rounds of fundraising.

This might include:

- Improvements to the entrance area and kitchen spaces of St Hilda's, including the provision of a dedicated cafe space and potential new entrance
- Expanded cultural uses on the street following meanwhile testing. This might involve the input of the Masjid pending further conversation, for example the programming of wider Islamic cultural activities.
- Additional support for the delivery of improvements at the rear of Rich Mix.

### 3.4 Project 1 - Support Community Anchors

#### Capital Works - Connection and Activation

#### 1 - St Hilda's

Projects might consider an activation of the courtyard at the rear of the building, as well as the pavement in front (some of which is owned by St Hilda's).

This would allow for the connection of the Community Centre to its immediate residential surroundings, and would make further connections towards the Redchurch Street neighbourhood along a North-South axis. North-South routes also support connections between the Boundary Estate towards Bethnal Green Road.

#### 2 - Rich Mix

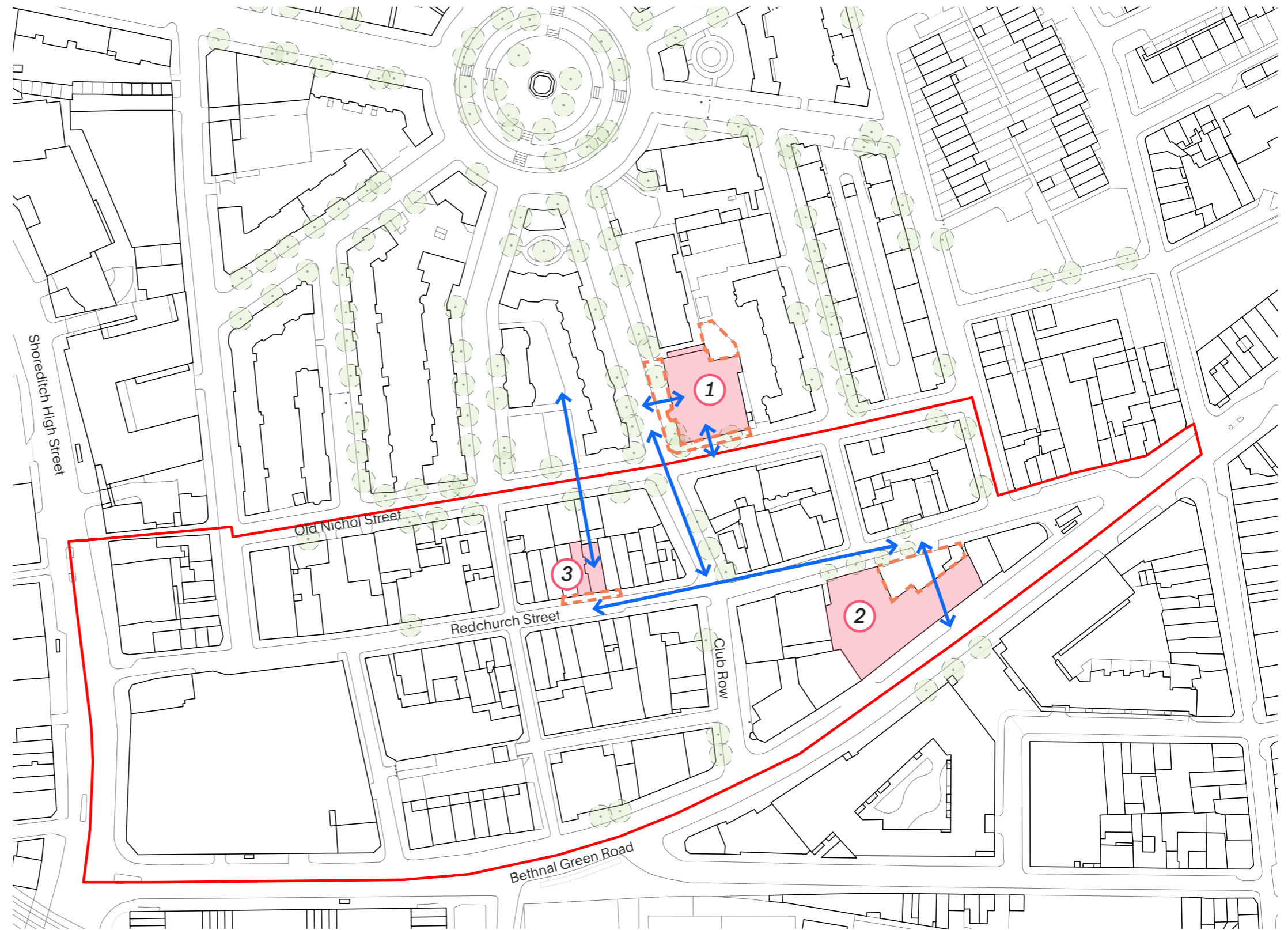
Projects might consider how to support ongoing works to make use of the Rich Mix loading bay, including plans to provide access to the building from Redchurch Street. Work might consider community-focused provision within this new courtyard and the public realm adjacent to it, and how to further use this as an opportunity to activate this end of the street.

This would help create a connection between Redchurch Street and Bethnal Green Road, further strengthening connections to adjacent community institutions.

#### 3 - Redchurch Masjid

Projects might consider the accommodation of wider cultural programming linked to the mosque, as well as supporting any ambitions for building improvements. Further engagement with the mosque is required to address this aim.

This would better connect Redchurch Street to its adjacent residential communities as well as to its neighbouring institutions.



- Study Area
- Community Institutions
- - Activated spaces
- ↔ Connections made

Leslie is on her way down Chance Street from the overground station. She's just had a day out with little Bradley and is heading home. It's a November afternoon and it's starting to get dark, but new lights twinkle overhead, guiding her home.

As she makes her way down Chance Street, the gentle rocking of Bradley's pram lulls him to sleep. After all, it's been a tiring afternoon at the museum. The roads have recently been resurfaced which means it's now much easier to get around with a pram or in a wheelchair.

Leslie passes the level pedestrian crossing and rounds the corner onto Redchurch Street. The pavements have recently been widened, meaning it's easy for Redchurch Street shoppers to pass Leslie as they hop from shop to shop to bus stop. The pavement is now a place to gather, with residents perching on new seats that replaced the parklet that was installed here before to test the waters. Leslie fondly remembers helping out with assembling the parklet. It's now round the corner near her friend Humaira's house, trying out new ideas there too. Leslie feels that as time goes on the street is opening its arms, working harder to welcome its neighbours.

As she wheels Bradley onto Turville Street, Leslie steps over a new road marking celebrating the Redchurch Neighbourhood Fair that is being planned for the Springtime. She's looking forward to joining in!

Leslie wanders home but she'll be back tomorrow for the next Roundtable meeting.



## A Range of Propositions for the Street

This project aims to enhance connections through Redchurch Street towards its surroundings, supporting a future where Redchurch Street is more connected.

This involves a range of measures to improve access, in particular connections towards Bethnal Green Road and links to the Boundary Estate. Here, the street is currently not able to accommodate wheelchair users or parents with buggies and as such, improvements to the footway are necessary. Attention is also paid to the threshold spaces at either end of Redchurch Street, particularly the opportunity to celebrate the edge of the Brick Lane Town Centre. In addition, the project proposes the widening of pavements and installation of seating and perch-spots within Redchurch Street itself.

This project addresses policies outlined in the GLA's High Streets for All Possibilities Playbook, including all of its headline Local Challenges (p.12). It also aligns with ambitions set out in LBTH's Strategic Plan, particularly Priority 1 and Priority 2 (p.11). In addition, it aligns with policy FS09 of LBH's Shoreditch AAP. More detail on these policies can be found as an appendix to this document.

Aspects of this work will require additional research and engagement, and as such this project proposes an iterative workflow which builds towards capital works. Proposals are marked against three categories. Impact considers the potential effect of the proposition. Complexity considers how straightforward their delivery might be. Cost considers the required investment (graded from £-£££, with £ representing tens of thousands, ££ hundreds of thousands and £££ representing millions of pounds).

Some elements of this proposition, in particular the Capital Works ambition to integrate green infrastructure, crosses over with *Project 3 - Green Spaces and Networks*.

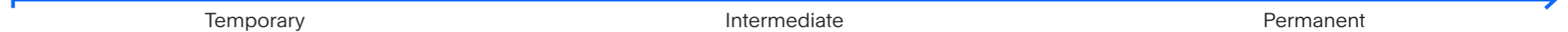


image: Choose Courage mural, Numbi Arts for Rich Mix

**Temporary**  
**Surface Treatments, Signage and Murals**  
 Impact ●●●○○  
 Complexity ●○○○○  
 Cost £

This proposal covers strategies for immediate improvements to the Redchurch neighbourhood streetscape.

This proposition might include:

- Temporary street closures to align with celebrations on specific days. This would allow for the trial use of spaces within the streetscape to identify locations for future interventions
- Removal of street clutter, particularly at the Eastern end of Redchurch Street. This could cover the removal of a phone box, unnecessary bollards, poles and the rationalisation of cycle parking, and bins, as well as the repair of existing planters
- The use of surface treatments at thresholds to the wider neighbourhood, with a focus on celebrating connections to Brick Lane at the eastern end of the street as well as Shoreditch High Street to the west. They might also be centred on the testing of a 'piazza' space at the intersection of Club Row and Redchurch Street.



image: Fresh Air Squares by WMBstudio for Team London Bridge

**Intermediate**  
**Trial Pavement seating and Access**  
 Impact ●●●●○  
 Complexity ●●●●○  
 Cost £

This proposal considers using Trial Projects to support the development of longer-term public realm strategies for the area.

This proposition might include:

- The creation of temporary pocket park / streetscape installations to test out the opportunities offered by pavement widening
- The installation of trial seating within the existing footway. This might include moveable seating which is removed at night-time by local businesses.



image: Leonard Circus Shared Surface, Hackney Council

**Permanent**  
**Capital Works**  
 Impact ●●●●○  
 Complexity ●●●●●  
 Cost £££

This proposal considers the longer-term impact of the first two projects. This covers capital works projects met by further rounds of fundraising.

This might include:

- The delivery of DDA accessible footways and improved road surfaces on North-South streets including Chance Street, Ebor Street and Turville Street
- The creation of wider footway spaces along Redchurch Street, particular in places where there is currently no footway, such as outside the Tea Building's northern edge. This might also include additional planting and trees.
- Cosmetic improvements and renovation of Old Nichol Street sports court and play equipment
- Potential for the creation of additional seating, perch spots and places to linger within the streets, dependent on resident and operator support
- The opportunity for the incorporation of public artwork commissions in the delivery of project.



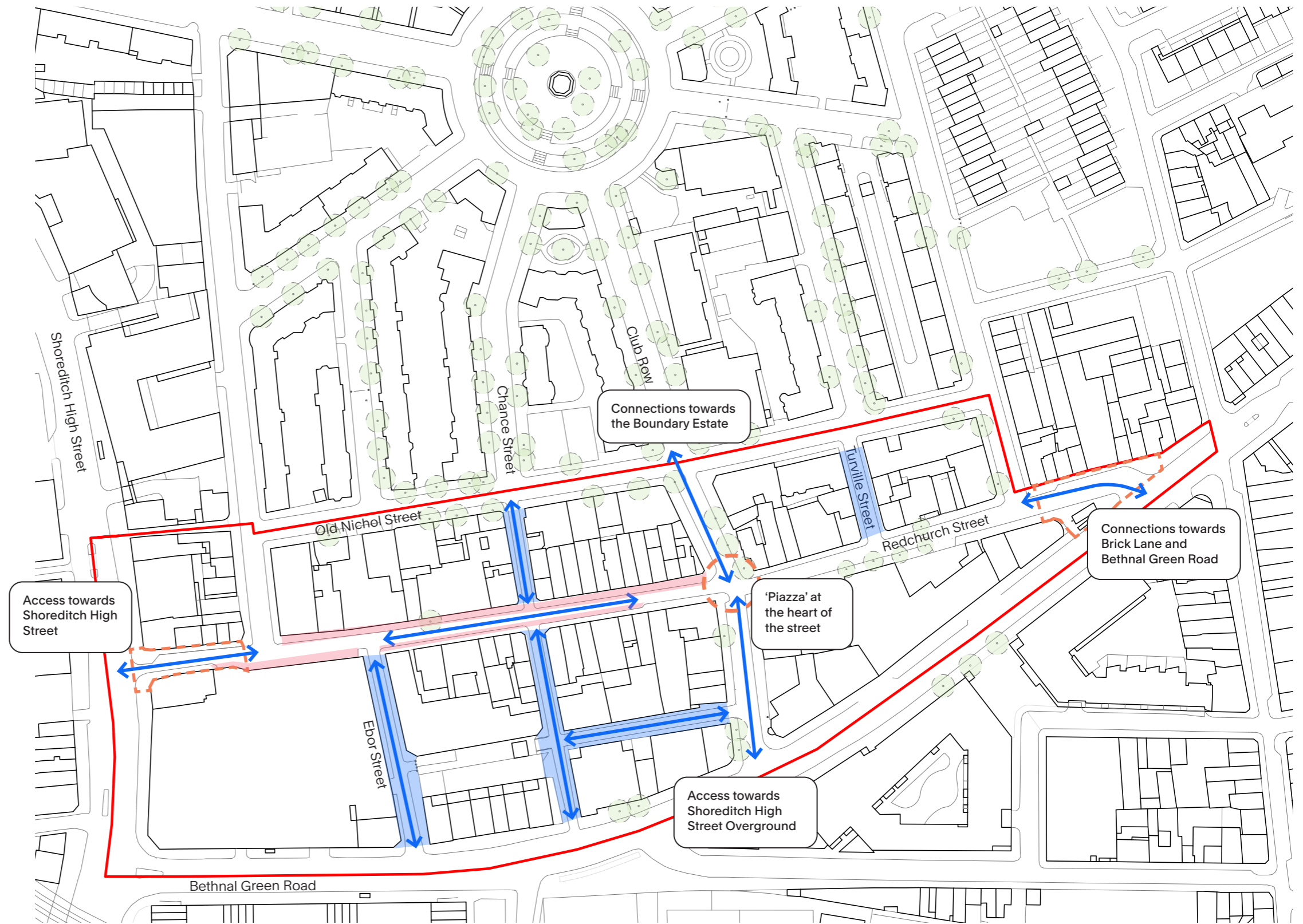
Connections

Connections and focal points

Many of the road surfaces in the neighbourhood are currently in poor condition, with narrow footways and uneven surfaces on the carriageway preventing access from the south for pram and wheelchair users. The use of permeable paving might allow for the integration of SUDs into the new road surface,

Chance Street offers strong connections to the north and sits in a strategic position for the addition of a new pedestrian crossing linking the Redchurch Street neighbourhood to the south of Bethnal Green Road. The junction between Club Row and Redchurch Street offers the largest open space within the neighbourhood, and as such provides the opportunity to test a 'piazza' space at the heart of the neighbourhood. This is enhanced by the fact there are currently two cafes serving mostly outdoor clients within this space. Future activation of the street might consider how adjacent spaces can further support a clustering of social activity. In the shorter-term, tactical planting and surface treatments here may allow for this to be celebrated. A pedestrian movement study would need to be commissioned in order to explore this in more detail.

Meanwhile, attention should be paid to threshold spaces at either end of the street. At the western end of the street, this might focus on avoiding congestion (which currently leads to vans mounting the pavement to pass parked vehicles) and prioritising access for people, with additional provision for restaurants and the new arts space in the Tea Building to spill out onto the road, with potential for timed closures explored in alignment with LBH policy. At the eastern end of the street, this might focus on an improved crossing and wider pavements making sure the street feels safe to cross.



- Study Area
- Threshold Improvements
- █ Road Surface Improvements
- █ Widened Pavements
- ↔ Improved Connections

Nathaniel delicately guides his overflowing wheelbarrow down the pavement on Redchurch Street. He's making his way over from Spitalfields City Farm where he's been delivering his morning training session. He's collected some seedlings and is looking forward to an afternoon of planting.

On the corner of Club Row, he meets Josie from SCT who's one of the collaborators helping to manage the Redchurch green spaces. Today they're joined by Noorie, who's joining the team as a new trainee. Since he started working with onRedchurch in 2023, Nathaniel has been behind a revitalisation of the greenery in the neighbourhood. They started with improving what was already there, and now they're finalising designs for new planters. It's been great getting to know local residents and helping them to build new food growing spaces in the park.

Nathaniel, Josie and Noorie make their way over towards the tree pit on Club Row to do some planting. As they brush past, wildflowers dance in the midsummer breeze. The rain from this afternoon's downpour has pooled here where the plants slowly drink it up and release it into the drains.

The sun pokes out from between the glorious London Planes on Club Row and one of the new Compost Club cargo bikes whizzes past to collect food waste from local businesses. Another Tuesday on Redchurch Street...



A Range of Propositions for the Street

This project proposes a series of interventions aimed at caring for and expanding green space within the neighbourhood, supporting existing organisations working in this field whilst making additional space for play, growing and biodiversity

This project addresses policies outlined in the GLA's High Streets for All Possibilities Playbook, including all of its headline Local Challenges (p.12), alongside the TfL & GLA's Healthy Streets for London. It also aligns with ambitions set out in LBTH's Strategic Plan, particularly Priority 1 and Priority 2 (p.11). In addition, it aligns with policy FS09 of LBH's Shoreditch AAP. More detail on these policies can be found as an appendix to this document.

Aspects of this work will require additional research and engagement, and as such this project proposes a sequence of projects which build towards capital works.

Proposals are marked against three categories. Impact considers the potential effect of the proposition. Complexity considers how straightforward their delivery might be. Cost considers the required investment (graded from £-£££, with £ representing tens of thousands, ££ hundreds of thousands and £££ representing millions of pounds).

The propositions put forward aim to align with existing local programmes and organisations, as such much of this work is underway.

Some elements of this proposition, in particular the Capital Works ambition to integrate SUDs, crosses over with *Project 3 - Streetscape Improvements*.



image: Better Bankside gardening club

**Temporary**  
**Green Networks Coordination, Training and Employment**

Impact ●●●●○  
Complexity ●○○○○  
Cost £

This proposal covers strategies to care for existing green spaces within and around the study area, in coordination with existing programmes.

This proposition might include:

- The trial employment and training of an urban gardener to maintain planters and tree pits within the onRedchurch focus area
- The coordination of a group of volunteer residents and stakeholders interested in supporting this maintenance programme
- Possible collaboration with existing growers' groups such as the training and rehabilitation group run by SCT in the Shoreditch Church gardens
- Potential for ongoing future job creation as part of existing onRedchurch Strategies and the work of wider organisations such as Spitalfields City Farm.



image: Parklet by Meristem Design for Hackney Council

**Intermediate**  
**Trial Additional Greening**

Impact ●●●●○  
Complexity ●●●●○  
Cost ££

This proposal considers using Meanwhile Use and Trial Projects to support the development of longer-term greening strategies for the area..

This proposition might include:

- The installation of additional moveable growing beds within the area's pavements and public realm
- Planting projects within under-utilised courtyard and park spaces in the wider area (e.g. additional allotments within the Boundary Estate, the planting of fruit trees within East Shoreditch Park)
- The testing of parklet models to identify possible spaces for greening around the area's pavements.



image: Ashwin Street, Muf Architecture/Art for Hackney Council

**Permanent**  
**Capital Works**

Impact ●●●●●  
Complexity ●●●●●  
Cost ££

This proposal considers the longer-term impact of the first two projects. This covers capital works projects met by further rounds of fundraising.

This might include:

- The delivery of additional planting throughout the area. This might take the form of in-ground planting in sites currently occupied by above-surface planters, conversion of parklets to permanent greeners, and the planting of new trees
- This may be coordinated with the installation of SUDs and rain gardens
- The creation of additional food growing space in local parks and allotments.

**Existing Street Planting**

Existing street planting in the neighbourhood include a number of street trees (ranging from young, recent additions to well-established mature trees), alongside 23 above-pavement planter boxes.

Work to care for and maintain these would have an immediate, powerful impact both on human experience of the street as well as its biodiversity, air quality and rainwater attenuation. It would support the creation of biodiversity corridors along Redchurch Street and connect it towards the Boundary Estate, Arnold Circus and Shoreditch Church gardens.

**Existing Parks and Green Spaces**

Beyond this, there are networks of local parks, some of which are maintained by LB Tower Hamlets, including some under the management of stakeholder groups (eg. Arnold Circus). Strategies for joint approaches between boroughs and communities groups may be expanded in order to further animate existing park spaces and make the most of their capacities. This might involve the integration of allotment based / food growing within public open spaces (as seen across the Boundary Estate courtyards) although it must be noted that allotments require management strategies in order to ensure their successful use.

**New Planting**

It is proposed that additional green space is created in the public realm throughout the neighbourhood. This may range from small-scale planter boxes as already exist, to larger SUDs / rain garden interventions. These works would cement the value of biodiversity corridors with powerful improvements to the public realm. These align closely with ambitions set out in *Project 3 - Streetscape Improvements*.



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