

# **Appendix 1**

**London Borough of Hackney  
Local Plan**

**Proposed Site Allocations Local Plan**

**Cabinet  
18<sup>th</sup> July 2016**

**Council  
20<sup>th</sup> July 2016**

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**Bengali**

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**Urdu**

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The 53 sites allocated for development are divided into four areas / categories:

- Housing Estate Regeneration Programme
- Site in and around Shoreditch (sites within the wards of Haggerston, Hoxton and De Beauvoir)
- Hackney Central and Environs
- Sites in north Hackney

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## **Part One – Introduction**

### **Introduction**

1.1. The Site Allocations Local Plan (SALP) is an important planning policy document which will guide development on 53 key strategic sites in the borough. The SALP was adopted by the Council on **20<sup>th</sup> July 2016** and along with the Core Strategy, Development Management Local Plan, and Area Action Plan has local plan status. Planning applications for the development of site allocated through this document must be determined in accordance with the SALP unless material consideration determine otherwise.

### **2. What is the Site Allocations Local Plan**

2.1. The purpose of is to identify key strategic sites in the Borough, and provide site-specific policy and allocate particular uses for those sites. Allocating sites is part of a strategic approach to guiding and managing development and growth in the Borough. By identifying sites fewer sites will come forward as ‘windfall’ development, thereby ensuring more effective planning of infrastructure to support growth, and providing a degree of certainty to landowners, developers and the public about the Council’s requirements for individual sites. The SALP will support the delivery of the Core Strategy and Development Management Local Plan by identifying specific sites for development. This is in accordance with the National Planning Policy Framework (NPPF) which carries a presumption in favour of sustainable development.

2.2. A Site Allocation defined in Regulations<sup>1</sup> as “the allocation of sites for a particular type of development or use“. Site allocations set out a preferred use or mix of uses for a site and help to safeguard these. Sites are identified for a variety of uses, including housing, employment, leisure, and community facilities. Paragraph 157 of the NPPF states that Local Plans should “allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate.”

2.3. The SALP allocates sites across the Borough, but not within the Area Action Plan (AAP) areas of Dalston, Hackney Central, Hackney Wick and Manor House – the AAPs have already allocated ‘opportunity sites’ within their respective areas. The emerging North London Waste Plan, which is being produced by seven boroughs including Hackney, will seek to identify and allocate sites for waste management in those boroughs. The proposed SALP does not list every site that it is considered will or has the potential to be developed; It focuses on larger sites or strategic smaller sites which will deliver significant amounts of development or development that supports specific objectives. It is important to note that the identification of a given site does not mean that that site will inevitably be the subject of a development proposal. Rather, these are sites that have the potential to come forward for development during the plan period. The existence of a specific site allocation will help ensure that the Council is well placed to effectively

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<sup>1</sup> Town and Country Planning (Local Planning) (England) Regulations 2012 Part 3, para 5 (a) (ii)

guide and influence the nature of any development proposal and prevent inappropriate development.

- 2.4. The sites in this SALP have been identified through a range of means, including a 'Call for Sites' exercise inviting land owners to put forward sites and proposed uses for those sites and by identifying unimplemented planning permissions and potential sites that have been brought to the Council's attention through enquiries, and through studies such as the Housing Capacity Study. Ward Members have also been invited to shape and inform the document through Ward Member Engagement Sessions which took place between October 2011 and January 2012.
- 2.5. Essentially, the allocations and policies for each site are set out in the format of a site profile, which includes a map and text showing the location and size of the site, the existing use and any 'constraints' (e.g. rail safeguarding), and allocation which provides guidance on certain issues.

### 3. Relationship with the Core Strategy and other documents

#### 3.1. Hackney's Local Plan

- **Core Strategy** – the adopted Core Strategy is essentially the spatial expression of the Council's Sustainable Community Strategy. It essentially sets out a spatial planning framework for growth in the Borough, which focuses on the Borough's 'growth areas' (e.g. 'town centres of Dalston and Hackney Central, Hackney Wick, Shoreditch, designated employment land, rail corridors and the Council's major estate regeneration sites). It also sets out plans to meet the Borough's London Plan target<sup>2</sup> including the delivery of affordable housing, and protects and improves other land uses such employment, retail, open space and leisure floorspace. Given the pressure of these competing land use demands, and the facts that brownfield sites in the Borough are relatively scarce, the SALP identifies sites that will assist in delivering those land uses, and essentially seeks to make the best use of land resources through promoting mixed use development. The SALP policies need to be read in conjunction with the Core Strategy policies.
- **Development Management Local Plan** – the adopted Development Management Local Plan provides detailed criteria-based policies for the assessment and determination of planning applications. The site specific allocations and policies in the SALP essentially proactively set out appropriate uses and identify certain issues that need to be addressed in potential development proposals. The assessment of applications on these sites will be based on the principles set out for each site in the proposed SALP and the detailed policies of the DMLP.
- **Area Action Plans** – Area Actions Plans have been adopted for Dalston, Hackney Central, Hackney Wick and Manor House. These outline the plans and proposals for land use, physical development and environmental

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<sup>2</sup> Hackney's Core Strategy was adopted November 2010, and the Borough's London Plan target was 1,160 net additional new dwellings each year from 2011 to 2021. The London Plan 2015 sets a minimum annual target of 1,599 per annum for 2015/16 – 2024/25 for Hackney.

improvement in each of their areas. They include site specific allocations, and the Council is working on detail masterplanning for Dalston and Hackney Central to help delivery the AAPs.

- 3.2. **North London Waste Plan (Local Plan)** – will set out the spatial arrangement and site proposals for facilities to handle the municipal, commercial, industrial and construction waste within the seven Boroughs that make up the North London Waste Disposal Authority. This emerging document will seek to identify sites in those boroughs for allocations for waste management. At the time of writing, the NLWP is at pre-submission stage of the Local Plan process.
- 3.3. **CIL and supplementary planning guidance** - The Council's Community Infrastructure Levy Charging Schedule was adopted on the 1<sup>st</sup> April 2015. The Revised Planning Contribution SPD was adopted in November 2015, and the Sustainable Design and Construction SPD is scheduled to be adopted by Council in July 2016.
- 3.4. **London Plan 2015** - the London Plan is part of the Council's 'Local Plan'. It is considered that the proposed SALP is in conformity with the London Plan, as it identifies land for housing, seeks to maximise employment opportunities in the Central Activities Zone.

#### **4. National and Regional Planning**

- 4.1. The policies in this document are in conformity with national planning policy guidance contained in the National Planning Policy Framework (NPPF), and the London Plan 2015.
- 4.2. The policies contained within this plan in taking a positive approach that reflects the presumption in favour of sustainable development comply with the principles of the NPPF. The Council's committed to always working proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. The NPPF also states that local planning authorities preparing plans for and taking decisions on traveller sites should also have regard to the policies in this Framework so far as relevant. Additionally, Government planning policy for traveller sites advises that local authorities should identify a supply of specific deliverable sites for gypsies and travellers and travelling showpeople.
- 4.3. It is not the role of SALP to meet paragraphs 47 and 182 of the NPPF in terms of identifying and addressing Objectively Assessed Housing Need. The Council has commenced work on a Local Plan review (which includes a renew of the Core Strategy. This Core Strategy review will focus on addressing paragraphs 47 and 182 of the NPPF in terms of objectively assessed housing need.
- 4.4. A table showing the anticipated net new housing delivery from anticipated sources during the SALP plan period (2013-2028) can be viewed at Appendix 2.

- 4.5. Government planning policy guidance in “Planning Policy for Traveller Sites (August 2015, CLG)” advises that local authorities should identify a supply of specific deliverable sites for gypsies and travellers and the travelling showpeople communities.
- 4.6. Criterion (i) of Policy 3.8 ‘Housing Choice’ of the London Plan (2015) determines that local authorities in co-ordination with neighbouring boroughs and districts are best placed to assess the needs of and make provision for the gypsies and travellers including travelling show people. The London Gypsy and Traveller Accommodation Needs Assessment identified that the Borough needs to provide between 13 and 34 additional pitches up to 2017, additional to the pitches/sites already accommodating such communities in the Borough. The Council commissioned a Gypsy and Traveller Accommodation Needs Assessment to provide more detail on the level of need in the Borough since the last GLA study of 2008. This study was completed in July 2015, and was overseen by a Working Group comprising various departments in the Council, the Learning Trust, the London Gypsy Traveller Unit and representatives from the local community.
- 4.7. The findings of the updated Gypsy and Traveller Needs Assessment will help inform the preparation and adoption of a boroughwide Local Plan that will review, update and supersede existing Hackney Core Strategy Policy 23 on provision for Gypsies and Travellers. The Local Plan review will;
- draw on needs identified in the 2015 study, and set pitch targets for Gypsies and Travellers that address the likely permanent and transient site accommodation needs of Gypsies and Travellers in the borough;
  - identify a supply of deliverable sites sufficient to provide five years’ worth of sites against locally set pitch targets for the period 2017 – 2028;
- 4.8. The specific commitment to undertaking the Local Plan review and the timetable for it is set out in Hackney’s Local Development Scheme.
- 4.9. The Council will continue to maintain an enabling role to accommodation provision including:
- facilitating a positive approach in the application of the criteria of Core Strategy Policy 23 on the provision for gypsies and travellers on a case by case basis. The Council will resist the loss of existing sites and would promote the granting of permanent planning permission as it has done for the site at Bartrip Street as identified in the LLDC's Local Plan (July 2015). Should a planning application for a gypsy and traveller site come forward the Council will consider such an application against the relevant Core Strategy Policy 23 criteria which support the protection of existing and the delivery of new sites and pitches.
  - fostering a multi-agency approach to monitoring actual need in the borough and engendering a co-operative working relationship with other adjoining boroughs on how to move forward in meeting the accommodation needs of gypsies and travellers within the area.

- and ensuring that the representative bodies, individuals and groups of the gypsies and travellers community are engaged in the preparation of relevant plans and strategies.

4.10. The policies within this document are considered to generally comply with both national and regional policy. However, it is generally not considered appropriate within policies and justifications for policies to repeat the content of the NPPF, and London Plan policies, except where pertinent to do so.

## **5. Sustainability Appraisal, Equalities Impact Assessment, and Habitat Regulations Assessment**

5.1. The SALP has been informed by a Sustainability Appraisal, Equalities Impact Assessment, and Habitat Regulations Assessment.

## **6. Monitoring and Implementation**

6.1 During the production of the SALP progress have been made on many of the sites allocated, and where applicable the SALP has been a consideration in informing discussions and planning applications. The status of any planning application for each site considered at the Examination was updated in May 2016 prior to the adoption of the Plan. The delivery of the sites and effectiveness of site policies will continue to be monitored through the Council's Authority Monitoring Report. Updates on the status of sites and progress made in site delivery will be recorded annually in the Authority Monitoring Report. This is required to enable an understanding of the extent to which the Site Allocations Local Plan delivers what is intended over the lifetime of the plan. The SALP will be reviewed and amended if changes are necessary following monitoring.

6.2 Indicators to monitor the impact of the site policies on various groups will be recorded in the Authority Monitoring Report to assist in understanding whether the needs of different communities in Hackney are being met and how this can be improved.

6.3 With the majority of sites, phasing, responsibility/delivery, capacity and funding are all indicative and will need to be worked on in detail as the plan progresses. The Council will work with landowners to assist in the delivery of the sites and also regularly assess supporting infrastructure requirements.

## **7. Production of this Local Plan**

7.1. The process for the adoption of this plan has followed a statutory process set out in the Regulations. These stages are summarised below –

Plan Making Stage	Dates
Evidence Gathering and Drafting	August 2010 to Jan 2012
Regulation 18 Public Participation Stage	16 July to 25 September 2012
Review of consultation responses and preparation of Proposed Submission version	October 2012 to May 2013



Regulation 19 Publication Version	July 2013
Submission to Planning Inspectorate	December 2013
Focussed hearing	23 <sup>rd</sup> September 2014
Examination in Public	13 <sup>th</sup> 14 <sup>th</sup> and 15 <sup>th</sup> January 2015
Consultation on Post Submission Modifications	11 <sup>th</sup> May to 19 <sup>th</sup> June 2015
Inspector's Report Received	14 <sup>th</sup> March 2016
Adoption by Council	20 <sup>th</sup> July 2016

## 8. The Sites

8.1. The sites are contained in Part Two of this document in group order. Each site has a profile, setting out the location of the site (including a map), the current use, and relevant constraints and site size, and proposed allocated land uses and other considerations, likely timeframe for development in five year periods (short, medium and long term) and policies where appropriate or pertinent relating to mix and possible scale, height, massing, accessibility, and other planning or other considerations. The profiles guide appropriate form, scale, and quantum (in Appendix A 'Indicative Capacity Schedule'), of development generally for each site, and access where relevant.

8.2. A variety of information sources was used to identify the sites for inclusion in this document:

- Planning applications approved between 01 September 2007 and April 2011, where the total area is above 0.15 hectares and at April 2011 the permission had not started or been completed.
- Sites included in the Hackney Urban Capacity Study (2005) and the London Strategic Housing Land Availability Assessment and Housing Capacity Study (SHLAA /HCS) (2009) as assessed by the London Borough of Hackney. For the purpose of this document, where this is the primary source for the identification of a site, it has been referred to as the 'Housing Capacity Study.'
- Potential sites that have been brought to the Council's attention through enquiries and database.
- A 'Call for Sites' exercise carried out between October and November 2010.
- Studies and plans for housing, employment, retail, waste and energy.
- The Borough's Infrastructure Assessment, used to support development of the Core Strategy that brought together information from a range of key infrastructure providers' capital programmes.
- Sites identified by the Council.
- Sites nominated as result of Regulation 18 Public Participation between July 2012 and October 2012.
- During the progression of the SALP the sites have been periodically reviewed to monitor any development in planning applications and approvals.

8.3. As the Site Allocations Local Plan focuses on those sites that are of strategic importance or have the capacity for significant development, the initial criteria for site identification was as follows:

- Sites above 0.15 hectares, and / or
- Sites that have significant capacity (i.e. 25 residential units and / or 1000 sqm of non residential space), and/or
- Sites where there is a realistic potential of the land becoming available for development within the next 15 years, up to 2025, and/or
- Sites in a strategic location or potential use that supports the objectives of the Core Strategy, and may not necessarily satisfy the quantitative criteria above.

8.4. All of these criteria were used to consider and assess sites for potential inclusion in the SALP, and not solely on a site's threshold of 0.15 ha. Sites with significant capacity have also been included in the document (generally if they are in areas of high accessibility and high existing development density to support high density development of at least 25 residential units and/or 1000 sq.m of non-residential floorspace), and that are in a strategic location or potential use that supports the objectives of the Core Strategy. Sites have to be deliverable in the plan period, i.e. there is a realistic potential of the land becoming available for development in the plan period (15 years).

8.5. Site profiles have been produced to be consistent with other Local Plan policies, in particular those contained in the Core Strategy, and the DMLP, including those policies related to Priority Employment Areas. In May 2013, the Council was successful in seeking exemption from the Government to the permitted development right change allowing change of use without the need for planning permission from office to residential for part of the borough. This exemption area covers many of the Borough's larger PEAs in the south around the City Fringe and areas of Dalston and Hackney Central. The site profiles indicate sites located within the exemption area.

8.6. Where necessary, discussions have occurred with key service providers, such as the Metropolitan Police and Learning Trust, about their specific land requirements. As with other public sector organisations, both are undergoing reviews of their operations and assets. Discussions will continue with such infrastructure/service providers throughout the development of this document and beyond, with the situation monitored as part of future Annual Monitoring Reports.

8.7. Appendix 1 contains an 'Indicative Capacity Schedule', in line with the NPPF requirement to provide detail on quantum of development. This Schedule is an indicative 'capacity' estimate for each site, giving an indication of the potential growth and development levels within each site to assist with further forward planning, rather than defining acceptable or prescriptive proposals for sites. The Schedule is intended to be an 'evolving' document and will be used as, and reviewed through, the Annual Monitoring Report to monitor the provision of new floorspace as individual applications come forward. It is important to note that as development applications come forward, they are expected to meet the relevant site policies, and other Council planning policies. The main purpose of the

Schedule is to give an indication to the Council on potential floorspace that may come forward, rather than defining acceptable proposals for sites.

- 8.8. In each of the individual site profiles, specific planning considerations affecting the site such as heritage assets, local plan designations including Priority Employment Areas, and Critical Drainage Areas have been identified. The identification of these considerations means that the relevant policies in the adopted Hackney Core Strategy (2010) and Development Management Local Plan (2015) are applicable when determining the plan approach, in particular when balancing different uses for mixed use schemes, and when developing detailed proposals for the sites. In addition, there are generic adopted and planning policies that will be applicable to most if not all of the sites. These include but are not limited to policies on housing mix (DM22), affordable housing including social/affordable rented and intermediate housing (CS20 and DM21), loss of housing (DM20) affordable workspace (DM16), proposals on sites in Priority Employment Areas (PEAS) (DM17), community infrastructure levy and planning contributions (DM4), open space (CS26 and DM31) sustainability (CS29, DM37, DM38, DM39 and DM40). The SALP site policies provide a policy framework on land use and guidance on site development, but applications on sites will also be assessed against all other relevant Local Plan policies.
- 8.9. Furthermore, the scale of development means that there could be implications on infrastructure facilities including those in the neighbouring boroughs. Developers / landowners must consider potential impact on infrastructure at an early stage of any development process. They should contact relevant service providers, in particular the utility service providers, about potential capacity issues. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing infrastructure. If work to infrastructure is necessary, and developers have not identified how any necessary upgrade will be delivered, planning conditions or other provisions would be imposed to ensure the infrastructure is in place before the development can be implemented or occupied.
- 8.10. For the purpose of the SALP land use allocations an explanation of the meaning of land use types is provided as follows:
- Residential (conventional general needs housing);
  - Employment use generally means Class B; and would also include activity of an industrial nature not falling within Class B1, B2 and B8 use;
  - Retail means uses falling within the 'A' use Class;
  - Leisure use would include sports and recreation facilities, hotels and uses falling within use Class D2 'Assembly and leisure';
  - Community uses means health, education, community halls, libraries, cultural facilities, religious institutions, children and youth centres and other uses usually falling within use class 'D1', and includes emergency services.
- 8.11. There may be a degree of overlap between community and leisure uses especially where they serve a local catchment area. Mixed use generally means a variety of uses that can in most instances include residential use but in many cases the dominant preferred use specified in the profile is employment-led. Any

residential or other non employment uses as part of an employment-led mixed use scheme must be secondary to the `primary' employment use, in that the majority of the floorspace should be for the primary employment use, and that such uses, particularly residential should not compromise the on-going operations of any adjacent businesses, and the amenity of potential occupiers of the residential component should not suffer from a poor level of amenity.

## Part Two – Site profiles (53)

### Index of Sites (Category order)

The subject site lies is within the red boundary. On some of the images there are other sites identified in this Plan, these are mask in blue, and their details will be in their individual profile.

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9	Marian Court, Homerton High St, E9 6BT	24
10	Bridge House, Homerton High St, E9 6JL	26
12	Tower Court, Clapton Common, E5 9AJ	28
15	King Edwards's Road, E9 7SL	30
16	St Leonard's Court, New North Road, N1 6JA	32
283	Nightingale Estate, Downs Road, E5 8LB	34
286	Woodberry Down, Seven Sisters Road, N4 1DH	36
<b>Shoreditch (sites within the wards of Hoxton East and Shoreditch, Haggerston, Hoxton West and De Beauvoir)</b>		
27	213-215, New North Road, N1 6SU	39
84	337 Kingsland Road and Adjacent Car Park, E8 4DA	41
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115	EDF Energy, 10 Appold Street, EC2N 2BN	57
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125	Street block bounded Curtain Road, EC2A 2BF	63
126	225 City Road, EC1V 1LP	65
127	Crown House 145, City Road and 37 East Road EC1V 1LP	67
128	Land bounded by Curtain Road, EC2A 3LP	69
129	London College of Fashion, 100-102 Curtain EC2A 3AE	72
130	Site at Junction of Shoreditch High St, E1 6PG	74
137	84-90 Great Eastern Street, EC2A 3DA	76
138	Site bounded by Tabernacle Street EC2A 4EA	78
139	Land bounded by Shoreditch High Street; Holywell Lane and King	

	John Court London E1 6HU	80
204	10-50 Willow Street, EC2A 4BH	82
206	Wakefield House, Chart Street, N1 6DD	84
233	113-137 Hackney Road, E2 8ET	85
244	1-13 Long Street, E2 8HN	87
268	Britannia Leisure, Hyde Road N1 5JU	89
270	Former Rose Lipman, Downham Road N1 5TH	91

### **Hackney Central and Environs**

133	London College of 182 Mare Street E8 3RF	94
134	Former Hackney Police Station, 2 Lower Clapton Road E5 0PA	96
143	Ash Grove Bus Depot, Andrews Road E8 4RH	98
166	Land bounded by Warburton Rd, E8 3RH	100
190	Arches 189 -222 Morning Lane	102
223	27-37 Well Street London, E9 7QX	104
225	Works Andrews Road, E8 4RL	106
271	164-170 Mare Street, E8 3RH	108

### **Sites in north Hackney**

135	Wilmer Place, Stoke Newington, N16 0LH	111
136	Anvil House, 8-32 Matthias Road, N16 8NU	113
251	ARRIVA / Stamford Bus Garage, Rookwood Road, N16 6SS	115
256	Tram Depot, 38-40 Upper Clapton Road, E5 8BQ	117
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279	71-73 Lordship Road, N16 0QX	123
281	Telephone Exchange, Upper Clapton Road, E5 9JZ	125
285	151 Stamford Hill, N16 5LG	126

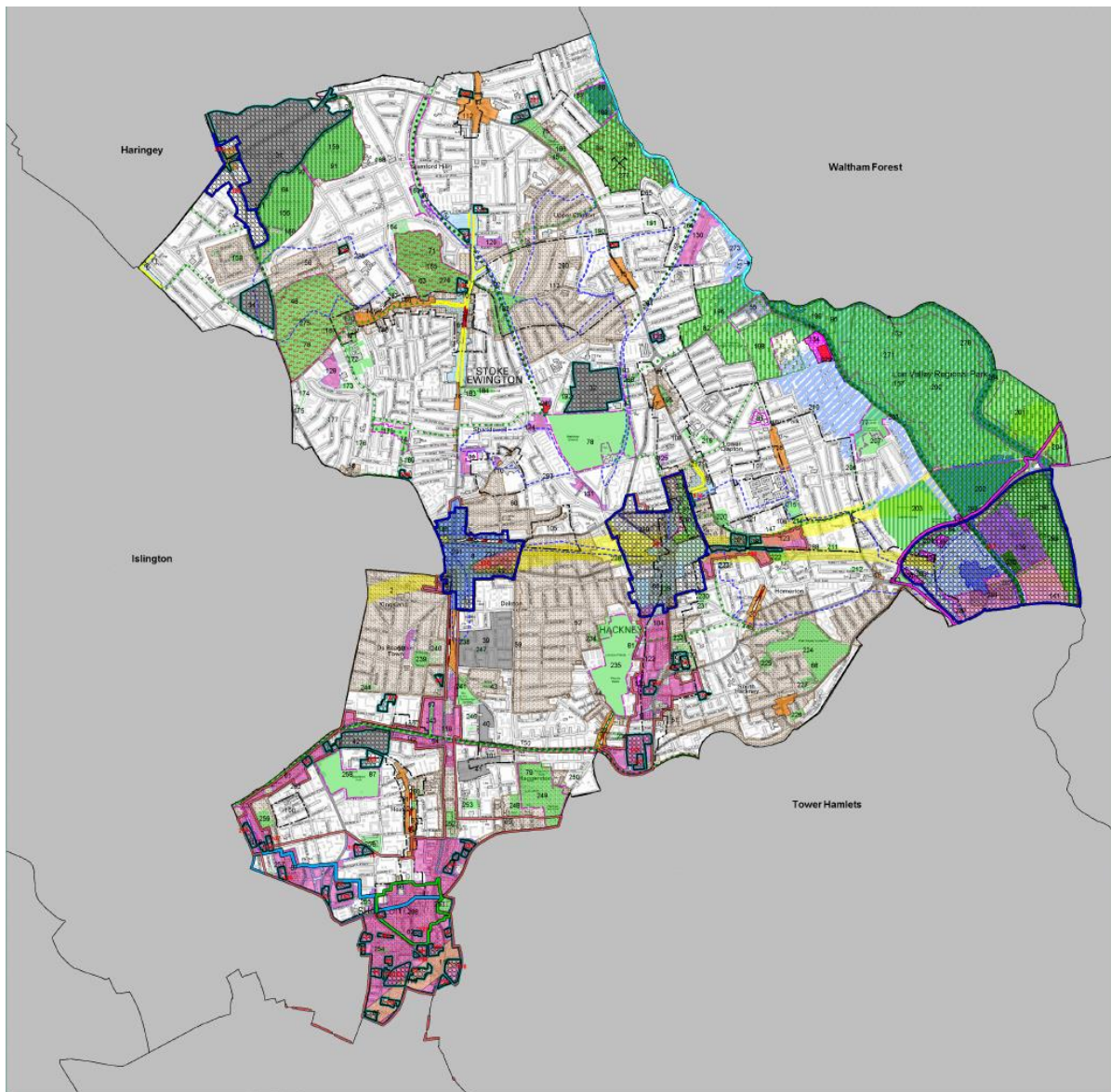
## Index of sites (ward order)

Ward	Ref	Name
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Clissold	279	71-73 Lordship Road N16 0QX
De Beauvoir	84	337 Kingsland Road Adjacent Car Park E8 4DA
De Beauvoir	270	Rose Lipman Library, Downham Road N1 5TH
Hackney Downs	283	Nightingale Estate, Downs Road E5 8LB
Haggerston	233	113-137 Hackney Road E2 8ET
Haggerston	244	1-13 Long Street E2 8HN
Homerton	10	Bridge House, Homerton High Street E9 6JL
Homerton	9	Marian Court, Homerton High Street E9 6BT
Homerton	134	Former Hackney Police Station, 2 Lower Clapton Road E5
Homerton	190	Arches 189 – 222 Morning Lane E9 6JU
Hoxton East and Shoreditch	6	Colville Estate, Hyde Road N1 5PT
Hoxton East and Shoreditch	95	12 – 20 Paul Street EC2A 4JH
Hoxton East and Shoreditch	99	110 Clifton Street EC2A 4HT
Hoxton East and Shoreditch	100	64 - 80 Clifton Street, 4 - 8 Holywell Row EC2A 4HB
Hoxton East and Shoreditch	101	Holywell Lane at Junction of King John's Ct EC2A 3NT
Hoxton East and Shoreditch	103	35 – 45 Great Eastern Street EC2A 3ER
Hoxton East and Shoreditch	107	Telephone Exchange, Shoreditch High Street E2 7DJ
Hoxton East and Shoreditch	108	Bishopsgate Goodsyards, Shoreditch High Street E1 6JU
Hoxton East and Shoreditch	115	EDF Energy, 10 Appold Street EC2N 2BN
Hoxton East and Shoreditch	121	Telephone House, 110 Tabernacle Street, EC2A 4LE
Hoxton East and Shoreditch	124	Land Bounded by Sun Street, Crown Place EC2A 2AL

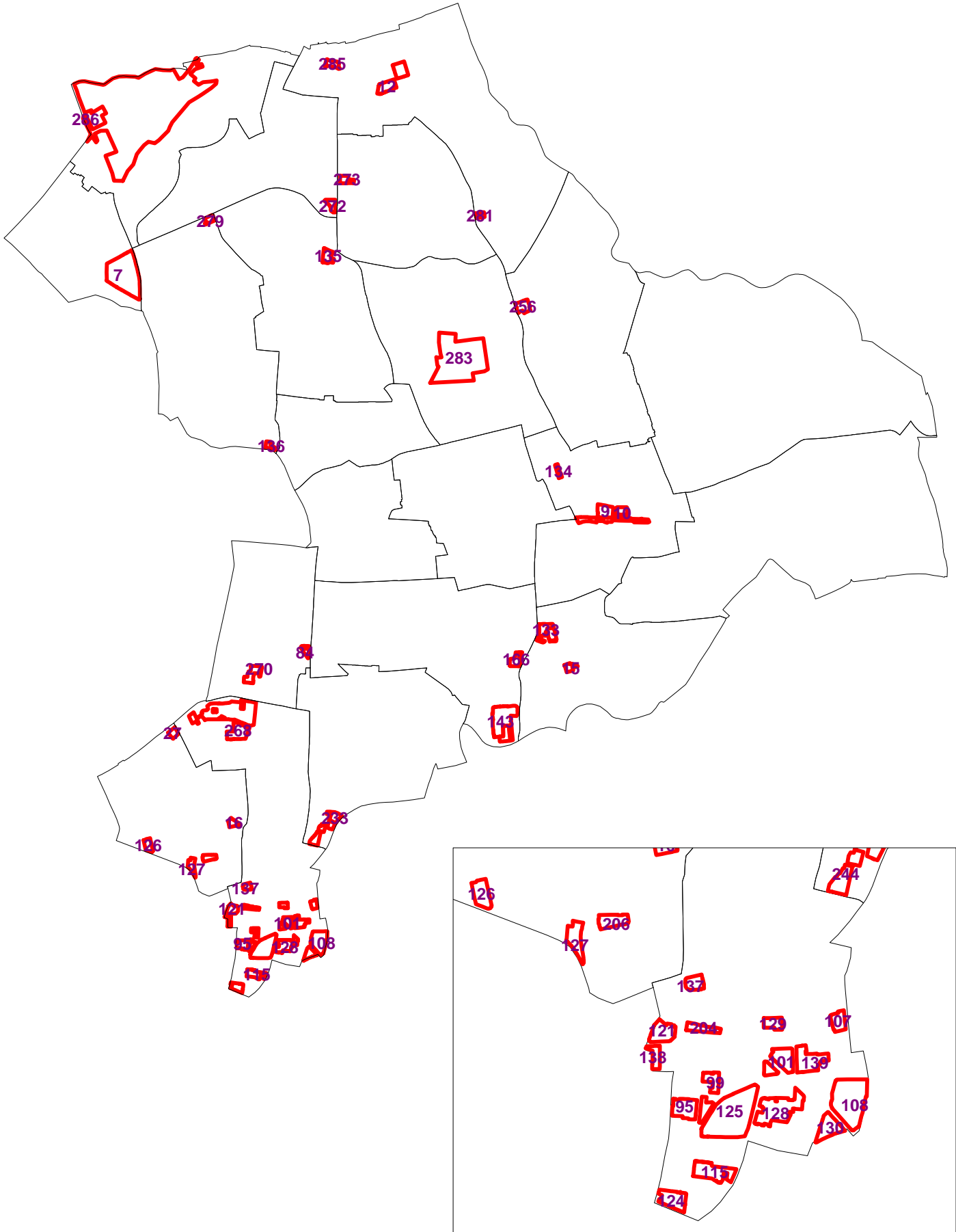
Hoxton East and Shoreditch	125	Street block bounded Curtain Road, EC2A 2BF
Hoxton East and Shoreditch	128	Land bounded by Curtain Road EC2A 3LP
Hoxton East and Shoreditch	129	London College of 100-102 Curtain Road EC2A 3AE
Hoxton East and Shoreditch	130	Site at Junction of Shoreditch High St E1 6PG
Hoxton East and Shoreditch	137	84-90 Great Eastern Street EC2A 3DA
Hoxton East and Shoreditch	138	Site bounded by Tabernacle Street EC2A 4EA
Hoxton East and Shoreditch	139	Land bounded by Shoreditch High Street; Holywell Lane and King John Court London E1 6HU
Hoxton East and Shoreditch	204	10-50 Willow Street EC2A 4BH
Hoxton East and Shoreditch	268	Britannia Leisure, Hyde Road N1 5JU
Hoxton West	16	St Leonard's Court, New North Road N1 6JA
Hoxton West	27	213-215 New North Road N1 6SU
Hoxton West	126	225 City Road EC1V 1LP
Hoxton West	127	Crown House, 145 City Road and 37 East Rd EC1V
Hoxton West	206	Wakefield House, Chart Street, N1 6DD
Leabridge	256	Tram Depot, 38-40 Upper Clapton Road E5 8BQ
London Fields	143	Ash Grove Bus Andrew Road E8 4RH
London Fields	166	Land bounded by Warburton Rd E8 3RH
London Fields	225	Works Andrews Road E8 4RL
Springfield	12	Tower Court Clapton Common E5 9AJ
Springfield	251	ARRIVA / Stamford Rookwood Road N16 6SS
Springfield	281	Telephone Exchange, Upper Clapton Road E5 9JZ
Springfield	285	151 Stamford Hill N16 5LG
Stamford Hill West	272	41-45 Stamford Hill N16 5SR
Stoke Newington	135	Wilmer Place, Stoke Newington N16 0LH
Victoria	15	King Edwards' Road E9 7SL
Victoria	133	London College of Fashion, 182 Mare Street E8 3RF
Victoria	223	27-37 Well Street London E9 7QX
Victoria	271	164-170 Mare Street E8 3RH
Woodberry Down	286	Woodberry Down Est, Seven Sisters Road N4 1DH



# Map 1 Policies Map with SALP Sites



<p><b>Delivering Sustainable Growth</b></p> <ul style="list-style-type: none"> <li>Strategic Transport Infrastructure</li> <li>LLDC Boundary</li> <li>Central Activities Zone</li> <li>Area Action Plans</li> <li>Site Allocation Local Plan Sites</li> </ul> <p><b>Providing Better Homes</b></p> <ul style="list-style-type: none"> <li>Estate Renewal</li> </ul> <p><b>A Dynamic and Creative Economy</b></p> <ul style="list-style-type: none"> <li>Major Town Centre</li> <li>District Town Centre</li> <li>Primary Shopping Frontage</li> <li>Secondary Shopping Frontage</li> </ul>	<ul style="list-style-type: none"> <li>Local Shopping Centre</li> <li>Street Market</li> <li>Priority Employment Area</li> <li>Other Industrial Areas</li> <li>Strategic Industrial Locations</li> <li>Locally Significant Industrial Sites</li> <li>North London Waste Plan Sites</li> <li>Shoreditch SPA</li> <li>City Fringe OAPF</li> </ul>	<p><b>Cleaner Greener Safer</b></p> <ul style="list-style-type: none"> <li>Conservation Area</li> <li>Strategic View Background Area</li> <li>Archaeological Priority Areas</li> <li>Green Links</li> <li>Green Corridors</li> <li>Metropolitan Open Land</li> <li>Regionally Important Geological Site (Potential)</li> </ul>	<ul style="list-style-type: none"> <li>Open Space Excluding Amenity Space</li> <li>Potential New Open Space</li> <li>Sites of Importance for Nature Conservation</li> <li>Lea Valley Regional Park</li> <li>Registered Parks and Gardens</li> </ul> <p><b>Climate Change and Environmental Sustainability</b></p> <ul style="list-style-type: none"> <li>Flood Zone 2</li> <li>Flood Zone 3a</li> <li>Flood Zone 3b</li> <li>Critical Drainage Areas</li> </ul>
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NORTH

Scale: 1:33,770 at A4

SALP 2016



Produced by: Corporate GIS

26/05/2016

email:gis@hackney.gov.uk web:www.hackney.gov.uk/fg-gis.htm

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## Housing Estate Regeneration Programme

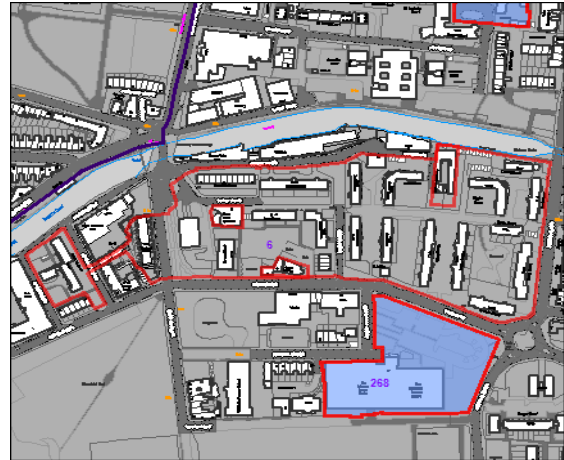
<b>Ref</b>		<b>Page</b>
6	Colville Estate Hyde Road, N1 5PT	20
7	Kings Crescent, Green Lanes, N4 2XG	22
9	Marian Court, Homerton High, E9 6BT	24
10	Bridge House, Homerton High, E9 6JL	26
12	Tower Court, Clapton Common, E5 9AJ	28
15	King Edwards's Road, E9 7SL	30
16	St Leonard's Court, New North Road, N1 6JA	32
283	Nightingale Estate, Downs Road, E5 8LB	34
286	Woodberry Down, Seven Sisters Road, N4 1DH	36

## 6 Colville Estate Hyde Road N1 5PT

Ward: Hoxton East and Shoreditch



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**Ownership:** London Borough of Hackney

**Area in Hectares:** 4.02

**Existing Use:** Residential (438 units), plus retail and community facilities.

### Consideration:

- Colville Estate Renewal
- The northern boundary abuts the Regent's Canal Conservation Area
- PTAL Level 2
- Hoxton CPZ

### How was the site identified?

The site is part of the Council's Estate Regeneration Programme and was also identified in the Housing Capacity Study. An outline planning application (ref 2011/0734) was approved in March 2012 for the demolition of existing buildings comprising of 412 dwellings and 350 sqm of non-residential floorspace, and the development of a residential-led mixed use scheme of replacement buildings comprising 884 dwellings, and 1,010 sqm of business space. In addition, the application included facilities for retail, restaurants, takeaways, drinking establishments, leisure, community / health facilities and an energy centre. Discussions have been undertaken regarding different elements and phases of the estate's regeneration.

**Timescale:** Short / Medium and Long Term - different phrases.

### Allocation

Residential and supporting employment, retail, health D1 and other community facilities.

### Development Principles and Issues

Redevelopment and refurbishment of the Estate to reprovide and increase the number of dwellings and additional supporting uses. A range of unit sizes and mix of tenure is appropriate for the regenerated Estate.

The general design principles of layout, height and massing, provision of private and public space are embedded in the application 2011/0734. There is capacity to intensify residential

density to assist in meeting housing need, and the redevelopment provides the opportunity to upgrade and improve the environment of the Estate. There are three sites within the Colville Estate Masterplan and the planning application area which are currently omitted from the Housing Estate Regeneration Programme. It would be beneficial if these areas were incorporated into future plans to enable a comprehensive regeneration of the Estate. Underground utility apparatus have been identified on this site, and thus any development needs to take this and other potential impacts on infrastructure facilities including utilities and those in neighbouring boroughs into consideration. Outline planning consent granted however planning conditions or other measures may be imposed to ensure that the infrastructure is provided within subsequent reserved matters applications and completed before occupation of the new development.

#### **Update May 2016**

Submission of planning applications for details in relation to planning application ref 2011/0734 (phases II, III and the Colville Masterplan (IV onwards)) approved in 2015.

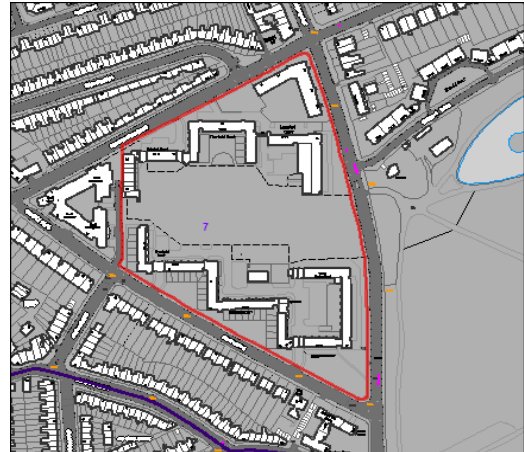
Construction on site in various parts of the estate, Phases II and III is estimated to be complemented by 2021. More information regarding the regeneration of the estate can be viewed at <http://www.hackney.gov.uk/colville-estate>

## 7 Kings Crescent, Green Lanes, N4 2XG

Ward: Brownswood



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**Ownership:** London Borough of Hackney

**Area in Hectares:** 4.51

**Existing Use:** Housing estate (residential)

### Consideration:

- King's Crescent Estate Renewal
- PTAL 4
- Brownswood CPZ
- Critical Drainage Area (eastern section in Group4 029)
- Clissold Park and Lordship Conservation Areas lie to the East of the estate, while Stoke Newington Reservoirs, Filter Beds and New River Conservation Area are to the North. Furthermore, Clissold Park is an English Heritage registered Park and Garden.

### How was the site identified?

The site is part of the Council's Estate Regeneration Programme. An outline application was granted in March 2013 (ref 2012/0676) for the renovation and extension of existing buildings and erection of new buildings between 4 and 11 storeys in height. This will create 765 new or renovated dwellings, 477sqm retail floorspace, 97sqm restaurant and cafe floorspace, 230sqm assembly and leisure floorspace and 205sqm community centre floorspace. Another outline application (ref 2013/1128) was approved in November 2013 for the renovation and extension of existing and the erection of new buildings ranging from 4-12 storeys comprising an overall floorspace of up to 45,720sqm GIA with new and renovated buildings to comprise up to 44351sqm of residential accommodation (equating to a maximum of 765 new and replacement dwellings), 629 sqm retail, café/ restaurant; up to 500 sqm mixed use (use class A1/A3/D2) and up to 240sqm community centre (use class D1), car parking, landscaping, multi-use games area and associated energy centre.

**Timescale:** Medium Term

### Allocation

Residential and supporting uses including retail and community facilities.

### **Development Principles and Issues**

Redevelopment and refurbishment of the Estate to reprovide and construct additional dwellings to include a mix of sizes and tenure and supporting uses.

The general design principles will be based upon the masterplan being developed by the Council's Housing Regeneration team. There is capacity to intensify residential density to assist in meeting housing need, and redevelopment will allow the opportunity to upgrade and improve the environment of the Estate. Any regeneration will need to take into account and address potential impact on infrastructure capacity including those in neighbouring boroughs. Outline planning consent granted however planning conditions or other measures may be imposed to ensure that the infrastructure is provided within subsequent reserved matters applications and completed before occupation of the new development. In addition the eastern part of the site falls within an identified area at risk from surface water flooding, therefore a Sustainable Drainage System(s) and where appropriate a Flood Risk Assessment must be installed / produced. Furthermore, any regeneration should include additional car club bays in the vicinity, and perhaps other highway improvements.

### **Update on Planning Status 2016**

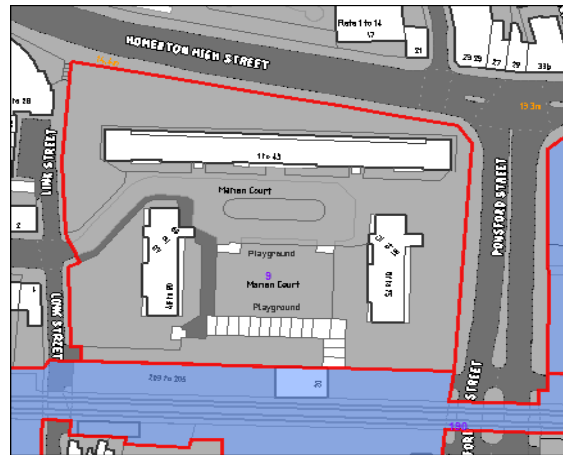
Planning application (2013/1128) relating to phases I and II of the regeneration was granted in November 2013.

Work on refurbishment and new build on going on the estate, Phase I is expected to be completed 2017. More information regarding the regeneration of the estate can be viewed at <http://www.hackney.gov.uk/kings-crescent-estate>

## 9 Marian Court, Homerton High E9 6BT Ward: Homerton



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**Ownership:** London Borough of Hackney

**Area in Hectares:** 0.78

**Existing Use:** Housing estate, residential use in three blocks consisting of 75 units, which are scheduled to be demolished.

### **Consideration:**

- Marian Court Estate Renewal
- The eastern boundary abuts the Homerton Archaeological Priority Area
- PTAL 5
- Hackney (Central) CPZ
- Crossrail 2 safeguarded Strategic Transport Infrastructure
- Critical Drainage Area (Group4 017)

### **How was the site identified?**

The site is part of the Council's Estate Regeneration Programme and was also identified in the Housing Capacity Study. Outline planning permission (ref 2012/1731) was approved in July 2014, the application also related to Bridge House (SALP ref 10). The Marian Court site part of the scheme comprised part 3,4,5,6 and 8 storey buildings creating 116 residential units and 56sqm of community floorspace.

**Timescale:** Medium Term

### **Allocation**

Residential and supporting uses including retail, employment and community facilities.

### **Development Principles and Issues**

Redevelopment and refurbishment of the Estate to reprove and construct additional dwellings which should include a mix of sizes and tenure and supporting uses.

Although currently a residential development, the site lies within the Homerton Priority Employment Area and supporting uses especially towards Homerton High Street would be supported. The Council's Housing Regeneration team are developing proposals for the



regeneration of the Estate. There is capacity within the Estate to intensify residential density to assist in meeting housing need, and redevelopment will allow the opportunity to upgrade and improve the environment of the Estate. Any redevelopment needs to take into consideration the fact that the site falls within an identified area at risk from surface water flooding.

**Update May 2016**

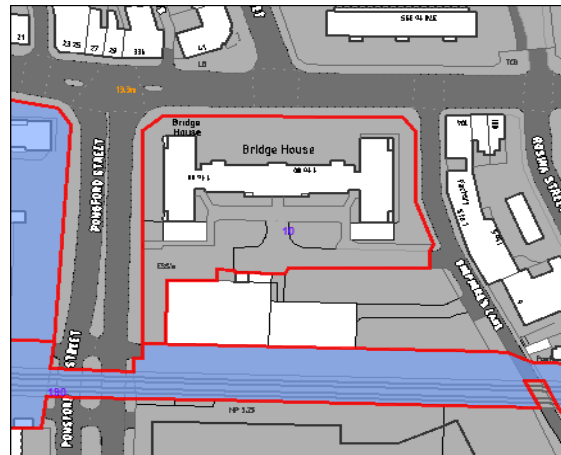
Planning permission (ref 2012/1731) was granted in July 2014 for phases III and IV of the regeneration. More information regarding the regeneration of the estate can be viewed at <http://www.hackney.gov.uk/marian-court>

## 10 Bridge House, Homerton High Street E9 6JL

Ward: Homerton



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**Ownership:** London Borough of Hackney

**Areas in Hectares:** 0.36

**Existing Use:** Housing estate, residential block of 60 units which is scheduled to be demolished.

### Consideration:

- Bridge House Estate Renewal
- Homerton Archaeological Priority Area
- PTAL 5
- No CPZ but on the edge Hackney (Central) CPZ
- Crossrail 2 safeguarded Strategic Transport Infrastructure
- Critical Drainage Area (Group4 017)

### How was the site identified?

The site is part of the Council's Estate Regeneration Programme and was also identified in the Housing Capacity Study. Outline planning permission (ref 2012/1731) was approved in July 2014, the application also related to Marian Court (SALP ref 9). The Bridge House site part of the scheme comprised part 5 and 6 storey buildings creating 78 residential units and 104sqm of commercial space. The Bridge Houses garages which is not part of this site allocation or planning permission has recently been redeveloped to create 40 residential units.

**Timescale:** Medium Term

### Allocation

Residential and supporting uses including retail employment and community facilities.

### Development Principles and Issues

Residential-led mixed use development including employment / retail frontage along Homerton High Street.

The Council's Housing Regeneration team are developing proposals for the regeneration of the Estate. There is capacity within the Estate to intensify residential density to assist in meeting housing need, and the redevelopment will allow the opportunity to upgrade and improve the environment of the Estate, including active frontages on Homerton High Street. Any redevelopment needs to take into consideration the fact that the site falls within an identified area at risk from surface water flooding, therefore a Sustainable Drainage System(s) and where appropriate a Flood Risk Assessment must be installed / produced.

#### **Update on Planning Status 2016**

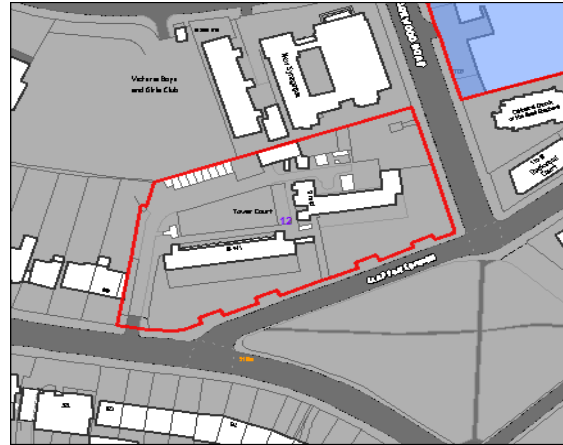
Planning permission (ref 2012/1731) was granted in July 2014 for phase II of the regeneration.

Work began on site, and estimated to be completed by 2019. More information regarding the regeneration of the estate can be viewed at <http://www.hackney.gov.uk/bridge-house>

## 12 Tower Court, Clapton Common E5 9AJ Ward Springfield



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**Ownership:** London Borough of Hackney

**Areas in Hectares:** 0.7

**Existing Use:** Housing estate in two blocks consisting of 67 units scheduled to be demolished

### **Consideration:**

- Tower Court Estate Renewal
- Potential Child Play Area
- PTAL 4
- No CPZ
- Clapton Common Conservation Area abuts the southern boundary of the site

### **How was the site identified?**

The site is part of the Council's Estate Regeneration Programme. Pre-application discussions are in progress regarding a residential scheme of approximately 130 residential units.

**Timescale:** Medium Term

### **Allocation**

Residential

### **Development Principles and Issues**

Redevelopment to maximise the site for residential use. The site fronts onto Clapton Common, which forms a significant part of the Conservation Area and there is an opportunity to provide facilities and design a new scheme that improves the attractiveness and usability of this open space.

The Council's Housing Regeneration team are currently developing proposals for the regeneration of the Estate. Any regeneration should include additional car club bays in the vicinity, and perhaps other highway improvements.

**Update May 2016**

On going pre-application discussions, the latest proposal comprises 132 residential units and a small Hatzola Ambulance service, and a planning application is expected in May 2016.

More information has been cleared. Full details regarding the regeneration of the estate can be viewed at <http://www.hackney.gov.uk/tower-court>

## 15 King Edwards's Road E9 7SL

Ward: Victoria



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**Ownership:** London Borough of Hackney

**Areas in Hectares:** 0.26

**Existing Use:** A secured vacant brownfield site on a housing estate, currently overgrown with vegetation.

### Consideration:

- Northern boundary abuts Mare Street Priority Employment Area (PD Exemption Area)
- Potential Child Play Area
- PTAL 4
- No CPZ but on the edge of Hackney (South) CPZ

### How was the site identified?

The site is part of the Council's Estate Regeneration Programme. Planning application (ref 2013/2159) was approved in November 2013 for the erection of buildings up to four storeys comprising of 32 residential units, (17 private and 15 social rented).

**Timescale:** Long Term

### Allocation

Residential

### Development Principles and Issues

Redevelopment for a mixed tenure residential scheme providing a range of unit sizes, including some open space and childrens' play space. Although there are no planning designations on the site, it abuts Mare Street Priority Employment Area.

The site is vacant and overgrown with vegetation, however it is a brownfield site. The Council's Housing Regeneration team are developing proposals for the regeneration of the site.

**Update May 2016**

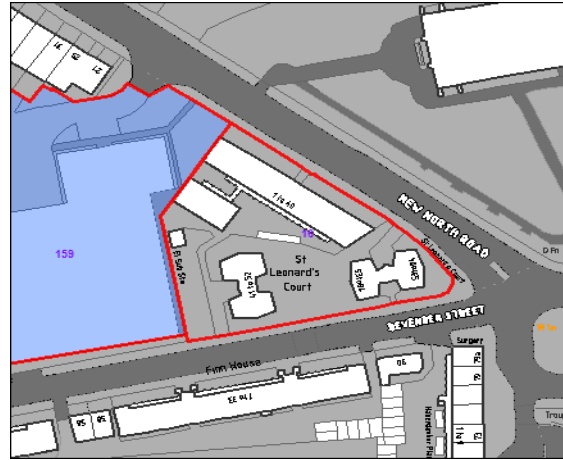
No recent planning activity since the approval of application 2013/2159. Site has been cleared and expected to be completed by 2018. More information regarding the regeneration of the estate can be viewed at <http://www.hackney.gov.uk/king-edwards-road>

## 16 St Leonard's Court, New North Road N1 6JA

Ward: Hoxton West



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**Ownership:** London Borough of Hackney

**Areas in Hectares:** 0.25

**Existing Use:** Residential

### **Consideration:**

- Western boundary abuts Wenlock Priority Employment Area (PD Exemption Area)
- PTAL 5 - 6a
- Wenlock CPZ

### **How was the site identified?**

The site is part of the Council's Estate Regeneration Programme. Planning permission (ref 2012/2915) was approved in March 2013 for demolition and redevelopment to provide 72 residential units within part 4, 3 and 8 storey buildings with roof terrace.

**Timescale:** Medium Term

### **Allocation**

Residential

### **Development Principles and Issues**

The site lies within the wider Shoreditch area identified as being possibly appropriate for taller buildings. There is potential for a relatively taller building on the Pitfield Street corner of the site, while the heights along New North Road and Bevenden Street should be consistent with emerging and existing heights. The character of the development should draw from the neighbouring 19th and early 20th century buildings. Any development will need to take into account the setting of St John the Baptist Church which is Grade II\* listed.

The Council's Housing Estate Regeneration team are developing proposals for the regeneration of the Estate. Full details regarding the regeneration of the estate can be viewed at



**Update May 2016**

Pre-application advice provided in 2015 in relation to proposed amendments to approved planning application 2012/2915.

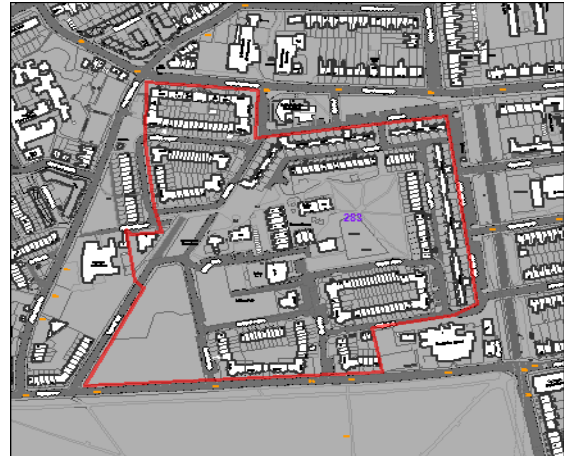
Work has begun on site, expected to be completed by 2019. More information regarding the regeneration of the estate can be viewed at <http://www.hackney.gov.uk/st-leonards-court>

## 283 Nightingale Estate, Downs Road E5 8LB

Ward: Hackney Downs



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**Ownership:** London Borough of Hackney

**Area in Hectares:** 8.54

**Existing Use:** Housing estate

### **Consideration:**

PTAL 5

No CPZ but abuts Hackney North CPZ.

### **How was the site identified?**

The site is part of the Council's Estate Regeneration Programme. The regeneration scheme is mainly a joint partnership between the Council and a housing association. The main outline permission (ref 2004/0075) is for the erection of a part 2, part 3 and part 4-storey terrace together with blocks ranging between 4 to 6 storeys in height to provide 98 residential units, together with 3 retail units and a pump station.

**Timescale:** Medium Term

### **Allocation**

Residential and supporting uses including retail and community facilities.

### **Development Principles and Issues**

Regeneration has started on the Estate as a whole and several phases are complete, which comprises of new builds and refurbishment of residential and new retail units. However, there are still significant phases to be implemented accounting for around 2 hectares which needs masterplanning for residential-led mixed use including enhancement of open space. Outline planning consent has been granted however planning conditions or other measures may be imposed to ensure that the infrastructure is provided within subsequent reserved matters applications and completed before occupation of the new development.

The Council's Housing Estate Regeneration team are about to embark on the masterplanning of phases 4, 5 and 8. The residential will be a mixture of public and private housing.

**Update of Planning Status January 2016**

Detailed planning applications relating to part of the estate have been approved. In addition there is a 2015 application (ref 2015/2492) for a “screening opinion request in relation to residential-led mixed use scheme comprising up to 425 mixed-tenure dwellings, community and retail facilities, provision of open space, landscaping, public realm and highway works.”

**Update May 2016**

Detailed planning applications relating to part of the estate have been approved. In addition there is a 2015 application (ref 2015/2492) for a “screening opinion request in relation to residential-led mixed use scheme comprising up to 425 mixed-tenure dwellings, community and retail facilities, provision of open space, landscaping, public realm and highway works.”

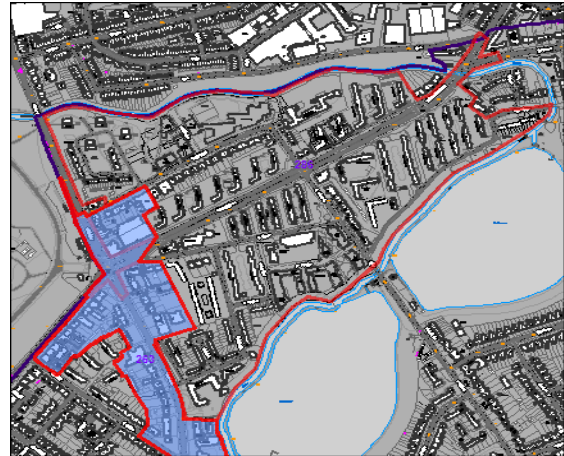
More information regarding the regeneration of the estate can be viewed at <http://www.hackney.gov.uk/nightingale-estate>

## 286 Woodberry Down, Seven Sisters Road N4 1DH

Ward: Woodberry Down



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**Ownership:** London Borough of Hackney

**Area in Hectares:** 30.64

**Existing Use:** Housing estate and supporting uses including retail, public space and community facilities.

### Consideration:

- Woodberry Down Estate Renewal
- Statutory Listed buildings on the site
- PTAL 6a
- No CPZ
- Stoke Newington Reservoir, Filter Beds and New River Conservation Area (encloses the northern, southern, eastern boundary of the estate).

### How was the site identified?

This large Estate is part of the Council's Estate Regeneration Programme. Outline planning permission (ref 2008/1050) was granted for the redevelopment of this large housing estate. The outline permission is for approximately 4,500 residential units and 40,000sqm of non residential floorspace, and other facilities. Phases 1 and 2 of the regeneration programme have been completed, and an outline planning permission (2013/3223) was approved in August 2014 relating to phases 3 to 8 of the regeneration for the demolition of existing buildings and structures at Woodberry Down Estate to provide up to 275,604sqm floorspace GEA (excluding car parking); comprising up to 3,242 residential units and a maximum of 10,921sqm non-residential floorspace within Classes A1 (Retail), A2 (Financial Services), A3 (Restaurants and Cafes), A4 (Drinking Establishments), Class B1 (Offices), Class D1(Non Residential Institutions), and D2 use and Energy Centres; along with provision of new open space and public realm and associated car parking. The gross number of residential units resulting from the regeneration will be approximately 5500 units.

**Timescale:** Short, Medium, Long Terms

### Allocation

Residential and supporting uses including retail, employment, education, other community and leisure facilities.

### **Development Principles and Issues**

This is a major regeneration scheme, being carried out in a number of phases. Construction and development has started on several sites, including a new school, it is estimated that the final phase of work will not be completed until 2032. As planning details and applications for subsequent phases are submitted there will be opportunities to refine and improve the scale, layout and design of the overall scheme, and give detail consideration to any heritage assets that may be affected directly or indirectly by the proposal. Any regeneration will need to take into account and address potential impact on infrastructure capacity including those in neighbouring boroughs. Planning conditions or other measures may be imposed to ensure that the infrastructure is provided and completed before occupation of the new development. Furthermore, any regeneration should include additional car club bays in the vicinity, and perhaps other highway improvements.

### **Update May 2016**

Various applications relating to details in accordance with the Woodberry Down, Masterplan including phase 2 and 3 have been approved. Ongoing discussions regarding an Early Learning / Children centre, Kick Start 4 and improvements to Seven Sister Road and Woodberry Down (road).

More information regarding the regeneration of the estate can be viewed at <http://www.hackney.gov.uk/woodberry-down>

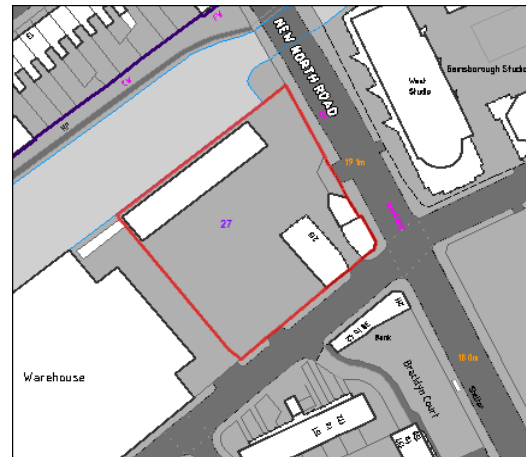
## Sites in Shoreditch and Environs

<b>Ref</b>		<b>Page</b>
27	213-215 New North Road, N1 6SU	39
84	337 Kingsland Road and Adjacent Car Park, E8 4DA	41
95	12 – 20 Paul Street, EC2A 4JH	43
99	102 – 110 Clifton Street, EC2A 4HT	45
100	64 - 80 Clifton Street and 4 - 8 Holywell Row, EC2A 4HB	47
101	Holywell Lane EC2 at Junction of King, EC2A 3NT	49
103	35 – 45 Great Eastern Street, EC2A 3ER	51
107	Telephone Exchange, Shoreditch High Street, E2 7DJ	53
108	Bishopsgate Goodsyards, Shoreditch High Street, E1 6JU	55
115	EDF Energy, 10 Appold Street, EC2N 2BN	57
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**27 213-215 New North Road N1 6SU**  
**Ward: Hoxton West**



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**Ownership:** Private

**Area in Hectares:** 0.27

**Existing Use:** Royal Mail distribution centre, there are some other activities on the site including a hand car wash.

**Consideration:**

- Wenlock Priority Employment Area (PD Exemption Area)
- Regent's Canal Conservation Area
- PTAL 4
- Wenlock CPZ

**How was the site identified?**

Planning Permission (ref 2009/2102) was granted in February 2011 for the demolition of existing buildings and erection of a part one, part two storey delivery office for the Royal Mail to reprovide 1745m<sup>2</sup> of floorspace. Furthermore, a planning application (ref 2006/2696) for a part 5, part 6 storey development for retail, office, industrial and residential was approved in January 2008.

**Timescale:** Short to Medium Term

**Allocation**

Employment or employment-led mixed use.

**Development Principles and Issues**

The site has had planning permissions for both an employment only and mixed use (employment and residential). Given the site's location within the Wenlock Priority Employment Area, employment floorspace including any operational requirement of Royal Mail must be the primary use. The surrounding development is a mixture of employment uses and residential use, with building heights ranging from 15m (3 storeys) to 40m (12 storeys), while the building envelope coverage of sites varies from around 65% to over 90% in the immediate vicinity. The site may be a location appropriate for taller buildings (up to 5/6 storeys), although it does lie within the Regent's Canal Conservation Area and has canal frontage. There are residential moorings occupying the adjacent waterspace which are accessed from the road bridge,

therefore, any development must not adversely affect the boat occupiers access or conditions. Planning conditions or other measures may be imposed to ensure that the infrastructure is provided and completed before occupation of the new development.

The site is currently underused, and offers an opportunity or more intensive use, to establish active frontages on both New North Road and Eagle Wharf Road and utilise its canal location. Any development should respect the PEA and Conservation Area status and the heritage assets in neighbouring boroughs. The site is in a CPZ and transport nodes are Essex Road, Old Street and Angel stations between 750m to 1500m away.

**Update May 2016**

Submission of details and non material amendment planning applications relating to approval 2009/2102 were granted in 2014 and 2015. The site has been redeveloped as a Royal Mail centre.

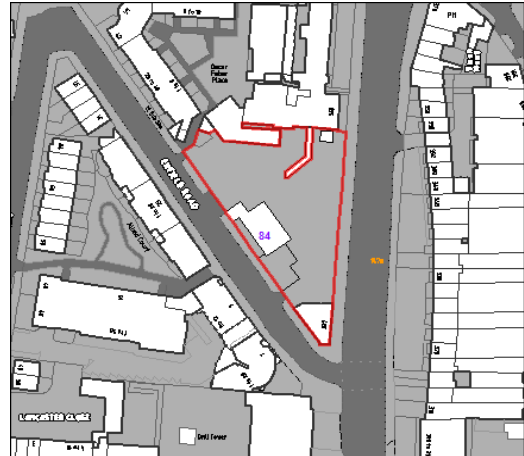


## 84 337 Kingsland Road and Adjacent Car Park E8 4DA

Ward: De Beauvoir



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**Ownership:** Private

**Area in Hectares:** 0.24

**Existing Use** Surface level car park.

### Consideration:

- Kingsland Conservation Area
- PTAL 4
- De Beauvoir CPZ

### How was the site identified?

The site was identified through a survey by Council officers, and further investigation revealed a planning approval (ref 2008/0622) was approved in March 2009 for a part six-, part seven-storey building containing a 290-room hotel and associated uses including theatre workshop space on the lower ground floor.

**Timescale:** Short to Medium Term.

### Allocation

Residential and /or leisure (hotel).

### Development Principles and Issues

The site lies within the Kingsland Conservation Area, the locally listed former Metropolitan Hospital, Kingsland Road abuts the northern boundary of the site. Furthermore, on the opposite side of Kingsland Road is a Grade II listed terrace. As such, any development will need to respect these heritage assets. The surrounding uses are predominately residential and commercial, and range from recent 5 storey residential blocks to the six storey Metropolitan Hospital built in 1886.

As an underused site, hotel and other secondary uses is in accordance with the planning permission, but there is an opportunity for other uses including residential which could help towards housing need in the Borough. If residential use forms part of a scheme the general guidance in terms of density is 650-1100 hr/ha, and a scheme must take into account the Conservation Area designation and the adjacent listed buildings. A high quality development

with active frontages will enhance this prominent location, which has extensive Kingsland Road and Enfield Road frontages. The site is in a CPZ and Haggerston Station is approximately 50m away.

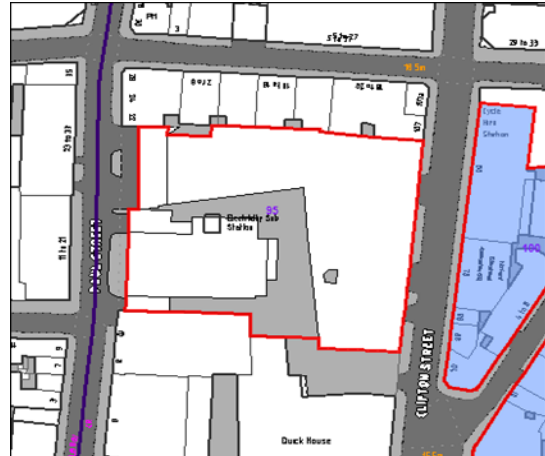
**Update May 2016**

An extension of time application (ref 2011/2876) for planning approval 2008/0622 was approved in March 2012, and submission of planning applications for details relating to the approvals were submitted in 2015. Site has been cleared for a number of years, does not appear to be operational as a commercial car park.

**95 12 – 20 Paul Street EC2A 4JH**  
**Ward: Hoxton East and Shoreditch**



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**Ownership:** Private

**Area in Hectares:** 0.4

**Existing Use** Industrial /warehouse including vehicle storage.

**Consideration:**

- Central Activities Zone
- Shoreditch Priority Employment Area (PD Exemption Area)
- South Shoreditch Conservation Area
- Shoreditch Archaeological Priority Area
- Potential Child Play Area
- PTAL 6b
- South Shoreditch CPZ

**How was the site identified?**

Site was identified in the Housing Capacity Study and is identified within the South Shoreditch Supplementary Planning Document. There is also planning permission (ref 2007/1871) approved on appeal in January 2009 for the demolition of existing buildings and erection of three buildings (6, 7 and 10 storeys, including basements) comprising of 5400sqm of office space, 135 sqm of commercial ground floor space and 419 flats for student accommodation. An extension of time application (ref 2011/1922) was approved in March 2012.

**Timescale:** Short Term

**Allocation**

Employment or employment-led mixed use including ancillary residential use.

**Development Principles and Issues**

Given its location within the Central Activities Zone and Shoreditch Priority Employment Area, a development should essentially be for employment use. If a mixed-use scheme is proposed, the majority of any proposed floorspace should be for employment purpose. It is also within the South Shoreditch Conservation Area.

The main development opportunity on this site is the building with frontages on both Clifton Street and Paul Street. Residential is acceptable but needs to be justified as appropriate within any scheme, and secondary to any employment use. If residential use forms part of a scheme the general guidance in terms of density is 650-1100hr/ha which must take into account local character. The design principles of height, scale, massing and layout should accord with the extant permission. Any regeneration will need to take into account and address potential impact on infrastructure capacity. Planning conditions or other measures may be imposed to ensure that the infrastructure is provided and completed before occupation of the new development. The site lies within a CPZ and Old Street and Liverpool Street stations are both within 600m.

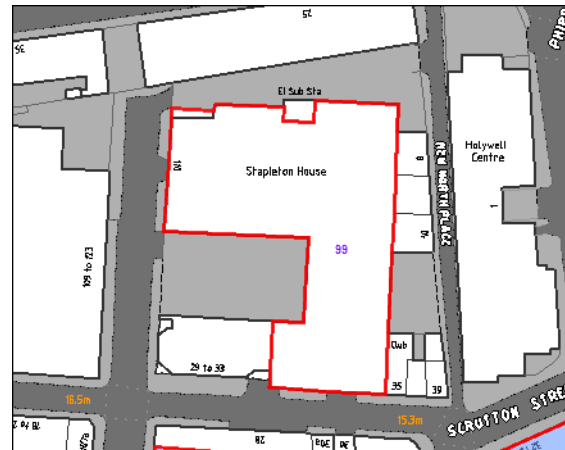
**Update May 2016**

Submission of details and non material amendment planning applications in relation to planning approval 2011/1922 have been granted. Development was completed on site by October 2015.

**99 110 Clifton Street EC2A 4HT**  
**Ward: Hoxton East and Shoreditch**



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**Ownership:** Private

**Area in Hectares:** 0.21

**Existing Use:** Vacant dairy distribution / light industrial.

**Consideration:**

Central Activities Zone  
Shoreditch Priority Employment Area (PD Exemption Area)  
South Shoreditch Conservation Area  
Shoreditch Archaeological Priority Area  
Potential Child Play Area  
PTAL 6b  
South Shoreditch CPZ

**How was the site identified?**

The site is identified in the South Shoreditch SPD for mixed use comprising office, light industrial and residential. Planning permission (ref 2008/ 1689) was approved in October 2008 for a change of use of 110 Clifton Street from vacant dairy distribution to flexible office and warehousing use.

**Timescale:** Short Term

**Allocation**

Employment, or employment-led mixed use and including residential use.

**Development Principles and Issues**

Given the site's location within the Central Activities Zone and Shoreditch Priority Employment Area, the majority of proposed floorspace must be for employment purposes. It is also within the South Shoreditch Conservation Area. Redevelopment must establish active frontages on both Clifton Street and Scrutton Street. The height, scale and massing should reflect that of the surrounding area, which includes some relatively smaller buildings to the east and south as well as some larger buildings, including the existing building occupying the majority of the site.

Residential may be acceptable but needs to be justified as appropriate within any scheme, and secondary to any employment use. If residential use forms part of a scheme the general guidance in terms of density is 650-1100hr/ha which must take into account local character. The site lies within a CPZ and Old Street station is about 500m away.

**Update May 2016**

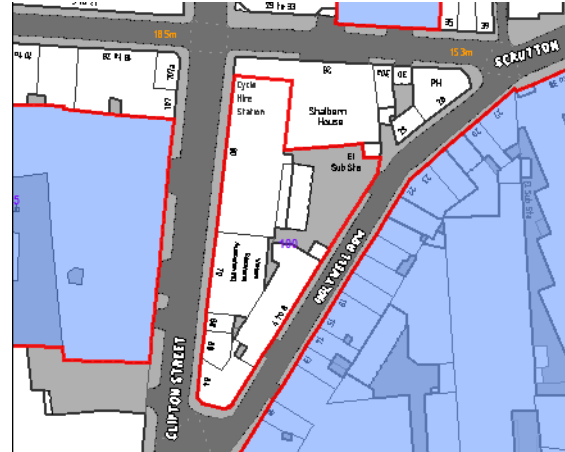
No substantial recent planning activity on 110 Clifton Street since planning approval 2008/1689.

## 100 64 - 80 Clifton Street and 4 - 8 Holywell Row EC2A 4HB

Ward: Hoxton East and Shoreditch



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**Ownership:** Private

**Area in Hectares:** 0.17

**Existing Use:** Mixed use including industrial.

### **Consideration:**

Central Activities Zone  
Shoreditch Priority Employment Area (PD Exemption Area)  
South Shoreditch Conservation Area  
Shoreditch Archaeological Priority Area  
Potential Child Play Area  
PTAL 6b  
South Shoreditch CPZ

### **How was the site identified?**

The site is identified in the South Shoreditch Supplementary Planning Document for office and light industrial, and Council officer survey.

**Timescale:** Medium Term

### **Allocation**

Employment, or employment-led mixed use including residential use.

### **Development Principles and Issues**

Given the site's location within the Central Activities Zone and Shoreditch Priority Employment Area, the majority of proposed floorspace should be for employment purposes. It is also within the South Shoreditch Conservation Area and Archaeological Priority Area, which will inform the height of any redevelopment (approximately 5-6 storeys). The southern part of the site contains 'Buildings of Townscape Merit' which should be retained and enhanced, whilst on the opposite side of Holywell Row some of the historic buildings are locally listed. Any redevelopment of the site should include communal or public open space.

The main development opportunity is along the frontage on Holywell Row and on Clifton Street. 64 -66 Clifton Street and 4 - 8 Holywell Row should be retained. Any redevelopment of

the remaining buildings needs to preserve and enhance the setting of the `retained' buildings and the character of the conservation area. Any residential use is acceptable but it has to be justified and secondary to any employment use. If residential use forms part of a scheme the general guidance in terms of density is 650-1100hr/ha which must take into account local character. The site lies within a CPZ and Old Street station is approximately 600m north west of the site.

**Update May 2016**

No planning activity covering the allocation, there have been various planning permission relating to individual properties / sites.

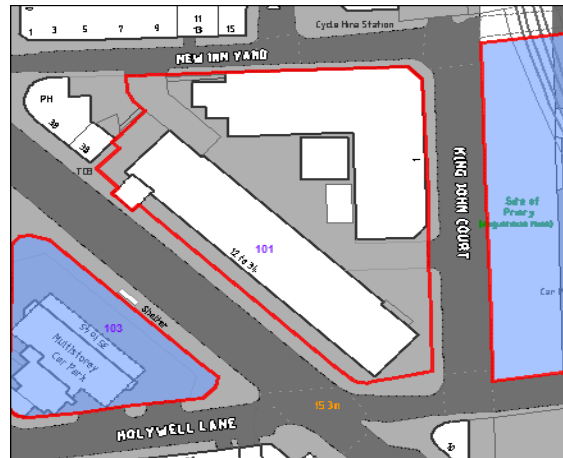


**101 Holywell Lane EC2 at Junction of King John Ct and Great Eastern St, EC2A 3NT**

**Ward:** Hoxton East and Shoreditch



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**Ownership:** Private

**Area in Hectares:** 0.35

**Existing Use:** 4-5 storey office

**Consideration:**

- Central Activities Zone
- Shoreditch Priority Employment Area (PD Exemption Area)
- South Shoreditch Conservation Area
- Shoreditch Archaeological Priority Area
- Potential Child Play Area
- PTAL 6b
- North Shoreditch CPZ

**How was the site identified?**

The site is identified in the South Shoreditch SPD and Council officer survey.

**Timescale:** Medium Term

**Allocation**

Employment, or employment led mixed use residential use.

**Development Principles and Issues**

Given the site's location within the Central Activities Zone and Shoreditch Priority Employment Area, any redevelopment should lead to an increase in employment floorspace. The majority of proposed floorspace should be for employment purposes. It is also within the South Shoreditch Conservation Area and Shoreditch Archaeological Priority Area, while 36-38 Great Eastern Street to the north west corner of the site but outside of the site boundary are locally listed. With the exception of the north west corner, the site should create active frontage on the other three sides. Any redevelopment of the site should include communal or public open space especially a childrens' play area if applicable.

The existing buildings are a large seven storey office block of little historic interest with an extensive frontage onto Great Eastern Street, and a lower building fronting onto King John Street and New Yard Inn. If residential use forms part of a scheme the general guidance in terms of density is 650-1100hr/ha. The overall density, and design principles around height scale, massing and layout must take into account local character and appearance. Old Street station is approximately 600m north west of the site.

**Update May 2016**

Planning application (ref 2014/3268) was granted in December 2014 for a side extension to East Anglia House, and work has commenced on site. There is no planning activity covering the whole site.

## 103 35 – 45 Great Eastern Street EC2A 3ER

Ward: Hoxton East and Shoreditch



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**Ownership:** Private

**Area in Hectares:** 0.11

**Existing Use** Multi storey garage and car wash.

### Consideration:

- Central Activities Zone
- Shoreditch Priority Employment Area (PD Exemption Area)
- South Shoreditch Conservation Area
- Shoreditch Archaeological Priority Area
- Potential Child Play Area
- PTAL 6b
- South Shoreditch CPZ

### How was the site identified?

The site is identified in the South Shoreditch SPD and Council officer survey.

**Timescale:** Medium Term

### Allocation

Employment, or employment-led mixed use.

### Development Principles and Issues

Given the site's location within the Central Activities Zone and Shoreditch Priority Employment Area, the majority of proposed floorspace should be for employment purposes. It is also within the South Shoreditch Conservation Area. Any redevelopment of the site should include communal or public open space including a childrens' play area if applicable.

An island site at the junction of Curtain Road and Great Eastern Street currently occupied by a single nine storey (27m) building, this site provides a redevelopment opportunity. If residential use forms part of a scheme the general guidance in terms of density is 650-1100 hr/ha. The overall density, and design principles around height scale, massing and layout must

take into account local character and appearance. Old Street station is approximately 600m north west of the site.

**Update May 2016**

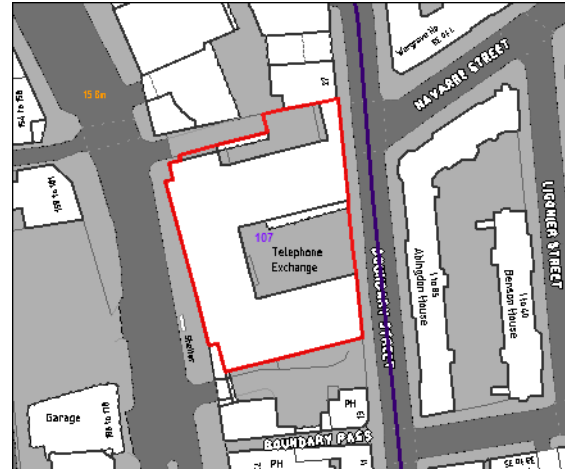
Pre-application discussions in 2015 and 2016 for office/commercial development.

## 107 Telephone Exchange, Shoreditch High Street, E2 7DJ

Ward: Hoxton East and Shoreditch



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**Ownership:** Private

**Area in Hectares:** 0.22

**Existing Use** Office and utility.

### Consideration:

- Central Activities Zone
- South Shoreditch Priority Employment Area (PD Exemption Area)
- Shoreditch Archaeological Priority Area
- Potential Child Play Area
- PTAL 6a
- South Shoreditch CPZ

### How was the site identified

The site is identified in the South Shoreditch SPD, and Council officer survey.

**Timescale:** Medium Term

### Allocation

Employment, or employment-led mixed use with ancillary residential use.

### Development Principles and Issues

Given the site's location within the Central Activities Zone and Shoreditch Priority Employment Area, redevelopment should be for employment or employment-led redevelopment use. It is in the Shoreditch Archaeological Priority Area, and adjacent to the South Shoreditch Conservation Area. Taller buildings may be appropriate subject to site and surrounding area considerations, and exemplar design.

The site is occupied by a single four storey building covering much of the site area. There is an 8/9 storey (32m) hotel development to the north, while 3 / 4 storey terraces are located to the south. Any redevelopment should establish active frontages on both Shoreditch High Street and Boundary Street, and take account of any telecom requirements on the site. The general guidance in terms of residential density for the site is 650-1100hr/ha, subject to other

planning and design considerations. The site lies within a CPZ and the nearest station is Shoreditch High Street.

**Update on Planning Status 2016**

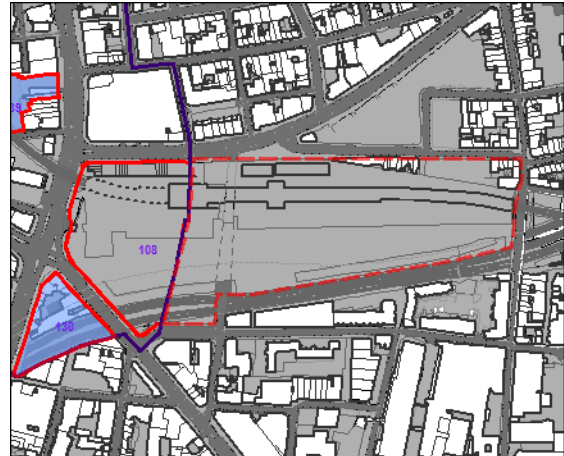
No relevant planning activity.

## 108 Bishopsgate, Shoreditch High Street E1 6JU

Ward: Hoxton East and Shoreditch



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**Ownership:** Private

**Area in Hectares:** 1.25

**Existing Use:** This site is a former rail goods yard, and part of the site is currently being used as a 'pop up' retail mall. Planning permission (ref 2011/0255) was granted in May 2011 for recycled shipping containers to be used as retail and other commercial units for up to 5 years.

### **Consideration:**

Central Activities Zone

Shoreditch Priority Employment Area (PD Exemption Area)

Shoreditch Archaeological Priority Area

The northern and western sides of the site lies within the Westminster Pier to St Paul's

Strategic View Background Area

Potential Child Play Area

PTAL 6b / South Shoreditch CPZ

Listed structures on site

### **How was the site identified?**

The site is identified in the South Shoreditch SPD, and the Bishopsgate Goods Yard Interim Planning Guidance 2010. The site straddles the borough boundary between Tower Hamlets and Hackney. For Hackney's section of the site, employment-led development is required. An outline application (2014/2425) was submitted – decision pending - for the comprehensive mixed use redevelopment of the whole site. For that part of the site within LB Hackney, the proposed development comprises the following mix of uses:

- Up to 64,193 m<sup>2</sup> (GIA) of Residential use (Class C3);
- Up to 32,873 m<sup>2</sup> (GIA) of Business Use (Class B1);
- Up to 3,359 m<sup>2</sup> (GIA) of Retail Use (Class A1, A2, A3);
- Up to 2,474 m<sup>2</sup> (GIA) of Retail Use (Class A1, A2, A3, A5);
- Up to 6,605 m<sup>2</sup> (GIA) of ancillary and plant space.

**Timescale:** Medium Term

**Allocation**

Employment - led mixed use and supporting uses including residential, retail and public open space.

### **Development Principles and Issues**

The London Borough of Hackney's section of the identified area is approximately 1.25 hectares. The site lies within the Central Activities Zone, and the Shoreditch Priority Employment Area. Taller buildings may be appropriate on the site, subject to site and surrounding area considerations. Furthermore, the north east section and a small part of the south west corner of the site fall within the background area of two strategically important views. These are Westminster Pier to St Paul's Cathedral and King Henry's Mound to St Paul's Cathedral.

The Braithwaite Viaduct, oriel and forecourt wall fronting Shoreditch High Street on the western edge of the site are Grade II listed. The historic viaduct should be re-used and incorporated into any redevelopment. Hackney's section of the site does not fall within a conservation area, although a section of the north east corner of the whole site (LBTH section) does, and the site as a whole is surrounded by conservation areas ( South Shoreditch, Boundary Estate, Brick Lane & Fournier Street and Elder Street) and other identified heritage assets. Underground utility apparatus and a London Underground Line have been identified on this site. The London Overground Line runs east–west across the site, while there are also rail lines to the southern part of the identified area. Any development needs to take these and other potential impact on infrastructure facilities including utilities and those in neighbouring boroughs into consideration.

A park is proposed on the Tower Hamlets' side of the larger site, and as part of the overall scheme, childrens' play facilities should be included.

The site is a major development opportunity, and should be developed in cooperation with the London Borough of Tower Hamlets and have regards to the planning guidance for the site. The site covers an area of approximately 4.5 hectares across the London Boroughs of Hackney and Tower Hamlets. In terms of land uses the objectives of the guidance for Hackney are an appropriate form of new employment or employment–led\_development comprising employment, housing (in particular affordable and family housing), leisure, culture, health, community facilities and open spaces. Temporary uses should accord with the guidance.

### **Update May 2016**

The planning application (ref 2014/2425) was called by the GLA in 2015, and a public representation hearing was scheduled for April 2016.

Following a request from the applicant to defer the Representation Hearing in order to allow time to amend the application to address the concerns raised in the Stage 3 Report, the Mayor decided to defer the Representation Hearing.

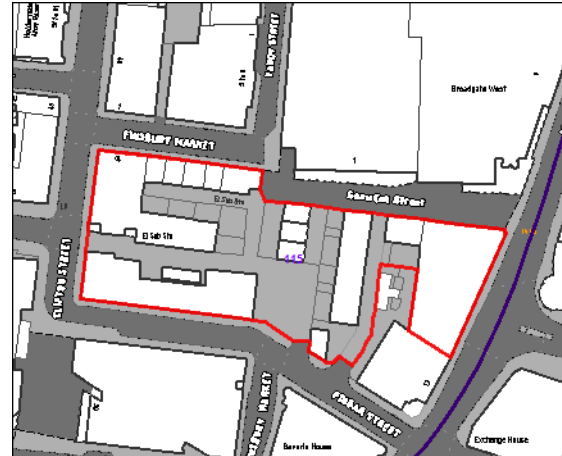


## 115 EDF Energy, 10 Appold Street EC2N 2BN

Ward: Hoxton East and Shoreditch



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**Ownership:** Private

**Area in Hectares:** 0.5

**Existing Use:** Utility station.

### **Consideration:**

Central Activities Zone

Shoreditch Priority Employment Area (PD Exemption Area)

Shoreditch Archaeological Priority Area

Westminster Pier to St Paul's Strategic View background area

Potential Child Play Area

PTAL 6b

South Shoreditch CPZ

### **How was the site identified**

Nominated through the 'Call for Sites' exercise in late 2010. The proposed use put forward was for office-led mixed use development of the airspace with a suggested indicative height of 133 metres. The site is also identified in the South Shoreditch SPD.

**Timescale:** Medium Term

### **Allocation**

Employment, or employment-led mixed use including ~~with ancillary~~ residential use.

### **Development Principles and Issues**

Given the site's location within the Central Activities Zone and the Shoreditch Priority Employment Area the majority of the proposed floorspace should be for employment use and must incorporate any operational requirements by the power supplier. Taller buildings may be appropriate on the site, subject to site and surrounding area considerations, furthermore the site falls within the background area of the Westminster Pier to St Paul's Cathedral strategic view.

The existing buildings on the site are relatively low rise. If feasible, a development could utilise the airspace above, however proposals need to consider the strategic view designation. Also

the operational requirement of the existing occupiers needs to be considered. The adjacent building on the eastern section of the site fronting onto Appold Street is very tall (up to approximately 55m) while those on the western side are lower. There is an opportunity to have a taller building(s) on the eastern section, with 4-5 storey buildings on the western side of the site. If residential use forms part of a scheme the general guidance in terms of density is 650-1100 hr/ha, which must take into account local character. Liverpool Street station is approximately 300m south east of the site.

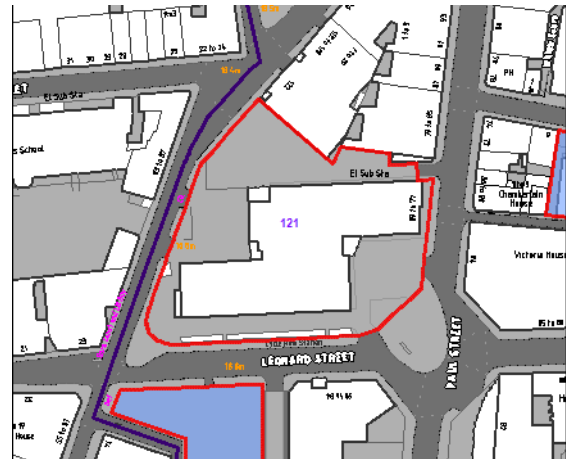
**Update May 2016**

No relevant planning activity.

**121 110 Tabernacle Street EC2A 4LE**  
**Ward: Hoxton East and Shoreditch**



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**Ownership:** Private

**Area in Hectares:** 0.38

**Existing Use** Offices, commercial.

**Consideration:**

- Central Activities Zone
- Shoreditch Priority Employment Area (PD Exemption Area)
- The northern part of the site lies within the South Shoreditch Conservation Area
- Shoreditch Archaeological Priority Area
- Potential Child Play Area
- PTAL 6b
- North Shoreditch CPZ

**How was the site identified?**

The site is identified in the South Shoreditch SPD for a mixed use development comprising office, retail and residential. Planning permission (ref 2005/1652, lapsed-November 2010) was granted for the erection of a seven storey plus basement level building to provide 426 sqm of retail, financial & professional services, restaurant or office/ light industry floor space at ground and first floor level with 14 residential units above.

**Timescale:** Long Term

**Allocation**

Employment, or employment-led mixed use.

**Development Principles and Issues**

Given the site's location within the Central Activities Zone and the Shoreditch Priority Employment Area the majority of the proposed floorspace should be for employment use. The northern end of the site lies within South Shoreditch Conservation Area and an Archaeological Priority Area. Any redevelopment should not detrimentally affect the listed buildings to the west of Tabernacle Street (which is in the neighbouring borough of Islington). Development

should be lower in height and larger in footprint than the existing seven storey buildings, and broken up into more than one building of different design.

Residential use may be acceptable but needs to be justified as appropriate within any scheme, and secondary to any employment use. If residential use forms part of a scheme the general guidance in terms of density is 650-1100hr/ha which must take into account local character. The site lies within a CPZ and Old Street station is approximately 400m north of the site.

**Update May 2016**

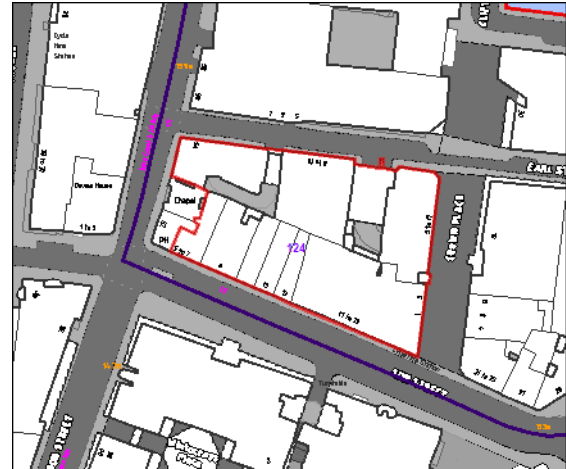
Pre-application discussions in 2015 for roof and side extensions for offices.

## 124 Land Bounded by Sun Street, Crown Place EC2A 2AL

Ward: Hoxton East and Shoreditch



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**Ownership:** Private

**Area in Hectares:** 0.37

**Existing Use:** commercial

### Consideration:

- Shoreditch Archaeological Priority Area
- Shoreditch Priority Employment Area (PD Exemption Area)
- Central Activities Zone
- Strategic View Background area - Westminster Pier to St Paul Cathedral
- Sun Street Conservation Area
- Local Listed buildings on the site.

### How was the site identified?

Nominated through the Public Participation stage in 2012. In January 2012 planning permission (ref 2009/2464) was granted for the "Demolition of existing buildings on site excluding 5-11 Sun Street and the construction on the eastern part of the site of a 2 basement plus part 11, part 12, part 17, part 20, Part 21, part 24 (105 m) office building providing 53,279 sqm of B1, 1568 flexible (A1, A2, A3, A4 and B1) floorspace. Refurbishment of 5-11 Sun Street within the western part and construction of ground plus three storey terrace for a 34 room hotel and 194 flexible retail (A1, A2, A3) and associated parking and landscaping.

**Timescale:** Short to Medium Term

### Allocation

Employment, or employment-led mixed use with supporting retail and hotel uses, leisure, community and residential uses as secondary uses.

### Development Principles and Issues

The site has planning permission for an office-led mixed use scheme including hotel and retail. If the extant planning permission is not implemented, leisure, community and residential will be acceptable provided that they are ancillary to the employment use which must form the majority of the floorspace in any mixed use scheme. The site lies within the Central Activities

Zone, and the Shoreditch Priority Employment Area. Sun Street Conservation Area and an archaeological priority area covers the site, while 5-15 Sun Street, 8-16 Earl Street, which are within the site and the Wilson Street Chapel, which abuts the site, are all locally listed. Taller buildings may be appropriate on the site, subject to site and surrounding area considerations, and exemplar design. The site falls within the background area of the Westminster Pier to St Paul's Cathedral strategic view. If applicable any amenity space provided should incorporate space for children's play.

The site has good public transport access (level 6), and South Shoreditch Controlled Parking Zone operates in the area.

#### **Update May 2016**

Planning application (ref 2015/0877) was granted in December 2015 for the "demolition of 17-29 Sun Street, 1-17 Crown Place and 8-16 Earl Street (excluding front façade) and construction within the eastern part of the site of a 3 level basement plus lower ground, ground level and mezzanine and part 6, part 10 storey podium building above ground level/mezzanine level with two towers of 29 and 33 storeys above ground/mezzanine level. The new building provides flexible office/retail floorspace at lower ground level (Class B1/A1/A3/A4), retail at ground and mezzanine level (Class A1, A3 and A4), office (Class B1) at lower ground, ground, mezzanine and levels 1-6 and 247 residential units (Class C3) at levels 7 - 33. Refurbishment of 5-15 Sun Street with roof extension and three storey rear extension (plus basement) to provide a 32 bed hotel (Class c1), Class A3 restaurant, Sui Generis clubhouse and hotel courtyard. Refurbishment and extension of 54 Wilson Street to provide a 7 storey (plus basement) office building (Class B1) with flexible office/retail (Class b1/A1/A3) at ground floor level. Provision of vehicle access, public courtyard, amenity space, car parking, with associated plant and works."

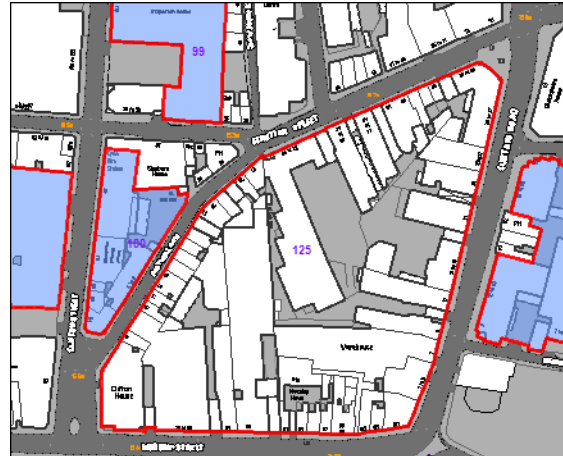
Planning applications for details relating to approval 2015/0877 have been submitted. Work has commenced on the site.

## 125 Street block bounded by Curtain Road EC2A 2BF

Ward: Hoxton East and Shoreditch



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**Ownership:** Private

**Area in Hectares:** 1.7

**Existing Use:** Offices with some retail and residential.

### Consideration:

- Central Activities Zone
- Shoreditch Priority Employment Area (PD Exemption Area)
- South Shoreditch Conservation Area
- Local and Statutory Listed buildings on the site
- Shoreditch Archaeological Priority Area
- The south east corner of the site lies within the Westminster Pier to St Paul's Strategic View background area
- Potential Child Play Area
- PTAL 6b
- South Shoreditch CPZ

### How was the site identified?

Nominated through the 'Call for Sites' exercise in late 2010. The proposed use was for a range of commercial, residential and retail / leisure uses, as part of a large scale development integrating conservation issues through redevelopment and refurbishment.

**Timescale:** Medium Term

### Allocation

Employment-led mixed use with supporting retail, leisure and residential uses.

### Development Principles and Issues

Given the site's location within the Central Activities Zone and the Shoreditch Priority Employment Area the majority of the proposed floorspace should be for employment use. However, given the complexity of this site, and the presence of a number of listed buildings, a conservation area, the multi-ownership of property, and the layout of the site, viability will be a consideration and exceptionally a lower proportion of employment floorspace may be

acceptable provided that the development at least replaces the existing employment floorspace across the site.

91-101 Worship Street are Grade II\* listed, and 103 and 105 Worship Street are Grade II listed. In addition, Clifton House and 10-27 Holywell Row are locally listed. All the listed buildings should be retained and any proposal must be of exemplar design and consider the impact the development would have on the character and setting of these buildings and on the conservation area. Furthermore, the south east corner of the site falls within the background area of the Westminster Pier to St Paul's Cathedral strategic view. If applicable any amenity space provided should incorporate space for childrens' play.

This is a large site with some development opportunity especially within the 'inner core' of the site, fronting Curtain Road, the northern section of Holywell Lane and western section of Worship Street. The heritage quality of some of the buildings and the conservation area status do not prevent redevelopment, however, they would inform the height and scale of new development (the prevailing height across the site is generally 4-6 storeys). Taller elements may be appropriate subject to the appropriate approach in relation to listed buildings and the conservation area. The size of the site and differing character of buildings and setting requires new development to contain a series of buildings of varied design, rather than a single or a few buildings. There are fewer buildings of architectural or historic merit to the north of the site on Curtain Road. Any regeneration will need to take into account and address potential impact on infrastructure capacity including those in neighbouring boroughs. The site is within a CPZ, with Liverpool Street and Old Street being the closest stations.

#### **Update May 2016**

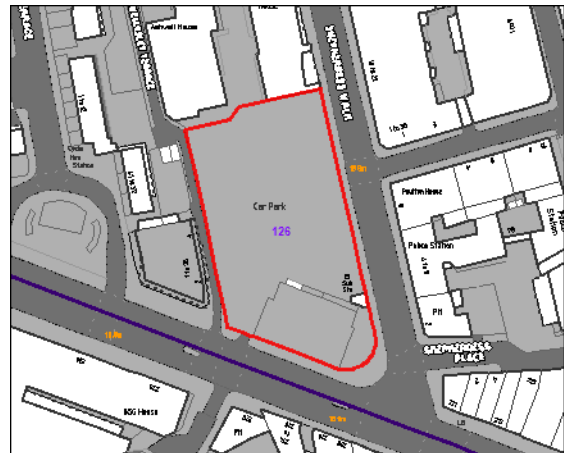
Applications relating to individual properties /site have been approved, however, there is no planning activity relating the whole site.



**126 225 City Road EC1V 1LP**  
**Ward: Hoxton West**



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**Ownership:** Private

**Area in Hectares:** 0.37

**Existing Use:** Vacant site, used as car park.

**Consideration:**

- Central Activities Zone
- Wenlock Priority Employment Area (PD Exemption Area)
- PTAL 6a
- Wenlock CPZ

**How was the site identified?**

Nominated through the 'Call for Sites' exercise in late 2010. The uses put forward were for mixed use redevelopment for ground floor retail, commercial (hotel and office) residential and/or student use.

**Timescale:** Short to Medium Term.

**Allocation**

Employment, or employment-led mixed use development with supporting retail and residential uses.

**Development Principles and Issues**

Given the site's location within the Central Activities Zone and the Wenlock Priority Employment Area the majority of the proposed floorspace should be for employment use although consideration will be given to the quantum of floorspace proposed in relation to the accepted bulk, scale, height and massing of development. Retail or other active frontage uses fronting on to City Road and Shepherdess Walk will be acceptable provided such a use satisfies the requirements set out in the Council's Development Management Local Plan. Development should reinstate a building frontage along the perimeter of the site with frontages on both City Road and Shepherdess Walk. The prevailing height immediately around the site is 5-6 storeys, there is potential for a taller element facing City Road, subject to site and surrounding area considerations and exemplar design. The site, on the eastern boundary

abuts the Underwood Street Conservation Area, while the other side of City Road lies within the London Borough of Islington's designated Moorfields Conservation Area. Therefore, the southern and eastern boundary of the site abuts two Conservation Areas.

The site is vacant and used as a car park. Given that the site is highly accessible, and there are few site constraints, there is potential for a relatively high density development here with some potential for a taller building providing it satisfies the above. Old Street station is approximately 500m to the south east of the site.

**Update May 2016**

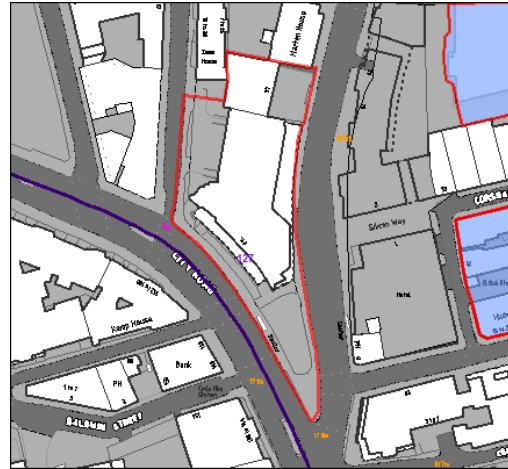
Pre-application discussions in 2015 for an employment-led mixed use development including residential. An application (ref 2016/0179) for a screening opinion has been submitted, and a planning application is anticipated to be submitted in 2016.

## 127 Crown House 145, City Road London EC1V 1LP

Ward: Hoxton West



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**Ownership:** Private

**Area in Hectares:** 0.38

**Existing Use** Seven storey office block

### Consideration:

- Central Activities Zone
- Wenlock Priority Employment Area (PD Exemption Area)
- PTAL 6a
- Wenlock CPZ

### How was the site identified?

Nominated through the 'Call for Sites' exercise in late 2010. The nomination was for the demolition of the existing building and replacement with a tall building for education use with student accommodation and other residential use above. Planning permission (ref 2012/3259) was granted in December 2013 for the demolition of existing buildings and erection of a 39 storey residential building, a 10 storey office building, and a single storey retail or café / restaurant kiosk. The development consists of a total of 302 residential units (26 x studios, 121 x 1 bed, 126 x 2 bed and 29 x 3 bed), 10625sqm of Use Class B1 (Office) floorspace and 943sqm of Use Class A1 (Retail) or A3 (Restaurant or Cafes) floorspace plus basement, associated landscaping, car and cycle parking.

**Timescale:** Short Term

### Allocation

Employment or employment-led mixed use including retail and residential uses.

### Development Principles and Issues

The site has extant planning permission, however, if the permission is not implemented. given the site's location within the Central Activities Zone and the Wenlock Priority Employment Area the majority of the proposed floorspace should be for employment use. However, there is an opportunity for significant uplift in overall floorspace and providing there is an increase in the quality and quantum of existing employment floorspace a higher proportion of non employment

floorspace may be acceptable. A taller building(s) on the City Road frontage may be appropriate on the site, subject to exemplar design, impact on the legibility of City Road and cluster of buildings leading to Old Street roundabout, and other considerations, such as the relationship with the neighbouring Eagle House development. The quantum of existing open space on the site should be maintained or exceeded, enhanced and made publicly accessible. Any development should also take into consideration the site is opposite the Moorfields Conservation Area in the London Borough of Islington.

The site is in a prominent location, and highly accessible, and there is potential to intensify and increase the range of uses on the site. If residential use forms part of a scheme the general guidance in terms of density is 650-1100 hr/ha, which must take into account local character, and subject to other planning and design considerations. Old Street station is approximately 150m south east of the site.

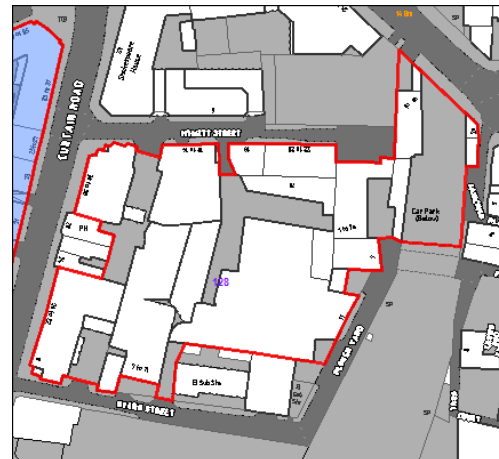
**Update May 2016**

Submission of details and non material amendment planning applications relating to approval 2012/3259 were granted in 2015. The existing building has been demolished, and construction has commenced.

**128 Land bounded by Curtain Road, Hewitt St, Hearn St & Plough Yard EC2A 3LP**  
**Ward: Hoxton East and Shoreditch**



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**Ownership:** Private

**Area in Hectares:** 0.86

**Existing Use** Predominately business use.

**Consideration:**

- Central Activities Zone
- Shoreditch Priority Employment Area (PD Exemption Area)
- Shoreditch Archaeological Priority Area
- Westminster Pier to St Paul's Strategic View background area
- Potential Child Play Area
- PTAL 6b
- South Shoreditch CPZ

**How was the site identified?**

Nominated in the 'Call for Sites' exercise in late 2010 and pre-application discussions for mixed use. The Council in July 2013 resolved to grant planning application (ref 2012/3871) for the demolition of existing buildings and the excavation and exhibition of the remains of the Curtain Theatre (D1 Use). Erection of 4 buildings around an area of new landscaped open space to comprise: a 40-storey residential tower, a 9 storey office with ancillary retail/ restaurant/ bar, a 13 storey office building with flexible commercial floorspace, & 2 storey education & events building. Erection of a 4 storey temporary structure to provide flexible retail/restaurant/bar floorspace units & office units. Associated works to the railway viaduct to provide flexible retail/ restaurant/bar floorspace within the refurbished arches, open space & a two storey extension to the top of the viaduct to provide retail/restaurant/bar floorspace. New open space to provide a link between Great Eastern Street, Hewett Street & Plough Yard, (see proposed nomination for Railway Viaduct). Associated works including the protection and treatment of buildings to be retained, temporary removal & reinstatement of 3 Grade II listed bollards on Curtain Road.

**Timescale:** Short to Medium Term.

**Allocation**

Employment-led comprehensive redevelopment, with supporting retail, community, leisure and residential use.

### **Development Principles and Issues**

Given the site's location within the Central Activities Zone and the Shoreditch Priority Employment Area, the majority of the proposed floorspace should be for employment use. However, there is an opportunity for significant uplift in overall floorspace and providing there is an increase in the quality and quantum of employment floorspace a higher proportion of non employment floorspace may be acceptable.

Any retail use proposed must satisfy the requirements of the Council's Development Management Local Plan policies for retail uses. There is potential for taller buildings on the north-east of the site, although reduction in the height and volume of buildings to the south may be a potential design requirement. Any proposals fronting Great Eastern Street should take account of the 4-6 storey scale which characterise the corner of Great Eastern Street and Shoreditch High Street. The site is not in a conservation area, but is adjacent to South Shoreditch Conservation Area whilst nos 24 - 26 Curtain Road are Grade II listed and, along with the adjacent public house, must be retained. There is also a Grade II listed gunpost on the south west corner of the site, and an interesting but undesignated industrial building north of Plough Yard which should be assessed for its heritage value as part of any proposal. Much of the site lies in the designated background area of the strategic view from Westminster Pier to St Paul's Cathedral. Furthermore, the excavation, preservation and possible public display of the remains of the Curtain Theatre should be explored in any redevelopment of the site.

There is also an opportunity to incorporate the viaduct to the north east thus providing an opportunity to create an open space and pedestrian link between the site and Great Eastern Street.

There are several large buildings on this large site, and there is an opportunity to improve the quality of the environment and open space, and there is potential to intensify and increase the range of uses. Furthermore, there is also a utility sub-station abutting the current boundary of the site which may need to be taken into consideration. In general any redevelopment will need to take into account and address potential impact on infrastructure capacity. Planning conditions or other measures may be imposed to ensure that the infrastructure is provided and completed before occupation of the new development. The site benefits from having road frontage on four sides, although the focus of ground floor activity should be on Curtain Road. If residential use is considered acceptable the density range is 650-1100 hr/ha subject to the site and area characteristics and other policy considerations given the PEA designation. Any proposal must take into consideration the setting of the listed buildings and the presence of the sub-station. The site lies within a CPZ and Shoreditch High St is the nearest station.

### **Update May 2016**

Planning application (ref 2015 / 3276) was granted in October 2015 for "Non-material amendment to planning permission 2012/3871, dated 07/10/2014. Amendment seeks removal of reference to number and mix of residential units in the development description. Revised development description to read as follows:

Demolition of existing buildings and the excavation and exhibition of the remains of the Curtain Theatre (Class D1). Excavation of a basement structure containing flexible commercial floorspace, plant, car & motorbike parking & cycle storage. Erection of 4 buildings around an area of new landscaped open space to comprise: a 40-storey tower to provide residential units (Class C3), shared space and flexible retail/restaurant/bar floorspace at ground floor; a 9 storey building with office floorspace (Class B1) and flexible office/retail/professional services/restaurant/bar (B1/A1/A2/A3/A4) floorspace; a 13 storey building with office floorspace (Class B1) and flexible office/retail/professional services/restaurant/bar (B1/A1/A2/A3/A4) floorspace and loading bay; & 2 storey education & events building (Mixed

Use Class D1 and D2). Erection of a 4 storey temporary structure to provide flexible retail/professional services/restaurant/bar floorspace units (A1/A2/A3/A4) and office units (Class B1). Works of demolition, alteration, extension to the railway viaduct and change of use to provide flexible retail/professional services/restaurant/bar floorspace (Class A1/A2/A3/A4) within the refurbished arches, open space and a single storey extension to the top of the viaduct to provide retail floorspace (class A1). New open space to provide a link between Great Eastern Street, Hewett Street & Plough Yard. Associated works including the protection and treatment of buildings to be retained, temporary removal & reinstatement of 3 Grade II listed bollards on Curtain Road, surfaces, landscaping, lighting & cycle storage.”

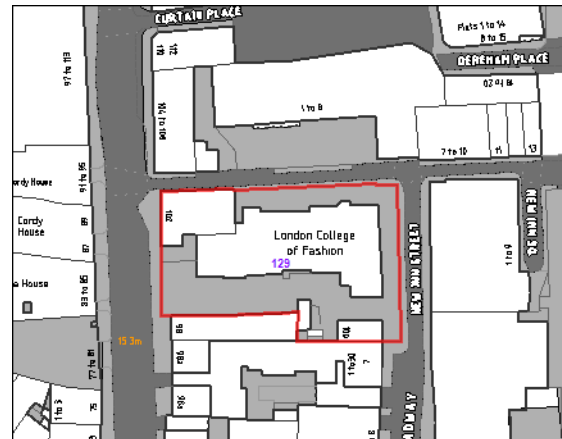
The development has commenced.

## 129 London College of Fashion, 100-102 Curtain Road EC2A 3AE

Ward: Hoxton East and Shoreditch



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**Ownership:** Public

**Area in Hectares:** 0.17

**Ownership:** Public

**Existing Use:** Education use

### Consideration:

- Central Activities Zone
- Shoreditch Priority Employment Area (PD Exemption Area)
- South Shoreditch Conservation Area
- Shoreditch Archaeological Priority Area
- South Shoreditch Special Policy Area
- Potential Child Play Area
- PTAL 6a
- North Shoreditch CPZ

### How was the site identified?

Nominated through the 'Call for Sites' exercise in late 2010. The nomination was for mixed use including office, hotel or residential, with potential conversion or redevelopment of the existing buildings. This site is intrinsically linked to the College's site on Mare Street (ref 133).

**Timescale:** Short to Medium Term.

### Allocation

Education and other uses including residential if such use can be accommodated and is secondary to the education function.

### Development Principles and Issues

Any scheme needs to take into account that the site is in Shoreditch Special Policy Area, in relation to evening economy uses and is in a Priority Employment Area. The building has been granted a Certificate of Immunity from listing in 2012, but is designated as a Building of



Townscape Merit, and lies within the South Shoreditch Conservation Area and an Archaeological Priority Area.

The future of this site and that of the College's site on Mare Street (ref 133) must be considered within the context of further educational requirements within the Borough in general, and the requirements of the College in particular. If residential use forms part of a scheme the general guidance in terms of density is 650-1100 hr/ha, which must take into account local character, design and other planning considerations. The site is located within the Central Activities Zone and Shoreditch Priority Employment Area, therefore residential may be acceptable but it has to be justified and auxiliary to other uses. Old Street to the north west and Shoreditch High Street to the south east are the nearest stations to the site.

**Update May 2016**

There are ongoing discussions between the Council and the College regarding the College's future plans for its' various sites in London including the Mare Street site (see ref 133).

## 130 Site at Junction of Shoreditch High Street and Commercial St E1 6PG

Ward: Hoxton East and Shoreditch



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**Ownership:** Private

**Area in Hectares:** 0.37

**Existing Use:** Buildings mainly in commercial use, with railway cutting occupying the majority of the site.

### Consideration:

- Central Activities Zone
- Shoreditch Priority Employment Area (PD Exemption Area)
- Shoreditch Archaeological Priority Area
- Potential Child Play Area
- PTAL 6b
- South Shoreditch CPZ

### How was the site identified?

Nominated through the 'Call for Sites' exercise in late 2010 for office with retail. The site was identified in the 1995 UDP as being suitable for major office development, and is in the South Shoreditch SPD.

**Timescale:** Medium Term

### Allocation

Employment, or employment-led mixed use.

### Development Principles and Issues

Given the site's location within the Central Activities Zone and the Shoreditch Priority Employment Area the majority of the proposed floorspace should be for employment use. The main building on the corner is of some architectural interest. The site is not within a conservation area, however, South Shoreditch Conservation Area lies to the west and Elder Street Conservation Area in the London Borough of Tower Hamlets lies to the south, and therefore any development would need to have regard to these designations and other heritage assets. The site abuts the boundary with the London Borough of Tower Hamlets and so their planning guidance must be taken into consideration.

The site is opposite Bishopsgate Goods Yard, which has development potential with advanced plans for redevelopment. The railway cuttings would make development of the site very difficult and viability would be an issue. The general guidance in terms of any residential use on the site is that residential density range is 650-1100 hr/ha. Shoreditch High Street station is approximately 100m north of the site.

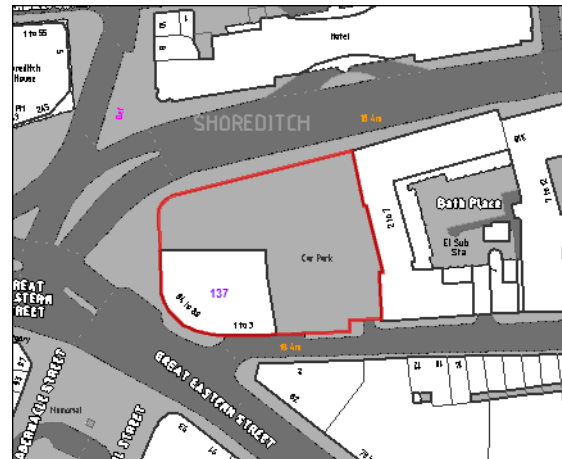
**Update May 2016**

No planning activity relating to the whole site.

**137 84-90 Great Eastern Street, EC2A 3DA**  
**Ward:** Hoxton East and Shoreditch



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**Ownership:** Private

**Area in Hectares:** 0.21

**Existing Use:** Vacant site, previous use included the 'Foundry' bar and art gallery.

**Consideration:**

- Central Activities Zone
- Shoreditch Priority Employment Area (PD Exemption Area)
- Shoreditch Conservation Area
- Shoreditch Archaeological Priority Area
- Shoreditch Special Policy area
- Potential Child Play Area
- PTAL 6b
- North Shoreditch CPZ

**How was the site identified?**

The site was identified in the 1995 Unitary Development Plan as being suitable for mixed development including retail, restaurants and leisure development. Planning permission (ref 2009/2405) was approved in January 2011 for the demolition of the existing buildings on the site and construction of a 5-18 storey buildings to be used as hotel plus retail, bar and restaurant, art gallery and art cinema, offices and roof top bar and restaurant. In 2013 there has been pre-application discussion to introduce residential use and reduce the size of the hotel and other elements of the planning approval.

**Timescale:** Short Term

**Allocation**

Hotel, Employment, or employment-led mixed use including leisure and residential use.

**Development Principles and Issues**

If the extant planning permission is not implemented, given the site's location within the Central Activities Zone and the Shoreditch Priority Employment Area the majority of the proposed floorspace should be for employment use, which include hotel use, or office use in this location. The Shoreditch Special Policy Area may influence the operators of uses

catering towards the evening economy. Taller buildings may be acceptable subject to planning and design considerations and exemplar design quality. The prevailing height in the surrounding area is around 4-6 storeys (20-25m). The site is located within South Shoreditch Conservation Area, and this development proposal must preserve or enhance the character and appearance of the Conservation Area.

The site is currently underused and in a prominent and highly accessible location, which marks an entry into the Borough. It offers an opportunity for comprehensive redevelopment. The general guidance in terms of residential density for the site is 650-1100hr/ha, subject to planning and design considerations. The site lies within a CPZ and is approximately 400m from Old Street station.

### **Update May 2016**

Submission of planning applications regarding details in relation to planning approval 2009/2405 were granted in 2015.

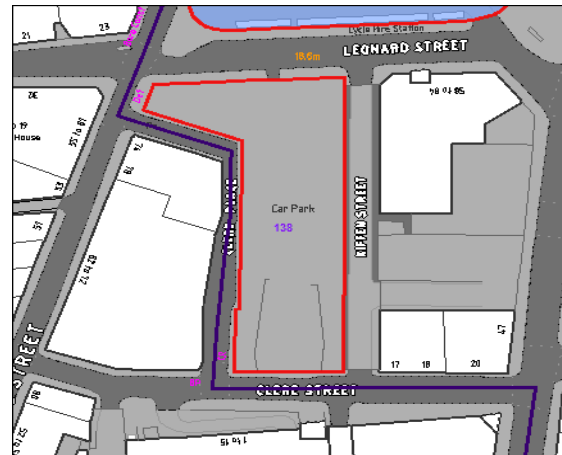
A further application (ref 2015/1834) was granted in October 2015 for the “Demolition of existing buildings on the site and construction of a part twenty two storey (Block A: Ground plus twenty one floors) and part five/ part six storey (Block B: Ground plus four/ five floors) building for use as a 346 room hotel (22,174sqm GIA use Class C1 including health and leisure facilities); flexible uses including retail, bar and restaurant, art gallery and art cinema (3,324sqm GIA Use Class A1/ A3/ A4/ D1 and D2); private members club/ hotel use (781 sqm GIA sui generis/ Class C1); Offices (6,734 sqm GIA use Class B1); and public bar and restaurant (662 sqm GIA Use Class A3/ A4); together with ancillary hard and soft landscaping, revised vehicular access/ egress, 130 cycle spaces, 6 disabled vehicular spaces, refuse/ service arrangements, and all other works associated with the development.”

## 138 Site bounded by Tabernacle Street EC2A 4EA

Ward: Hoxton East and Shoreditch



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**Ownership:** Private

**Area in Hectares:** 0.18

**Existing Use:** Car park.

### Consideration:

- Central Activities Zone
- Shoreditch Priority Employment Area (PD Exemption Area)
- Shoreditch Archaeological Priority Area
- Potential Child Play Area
- PTAL 6a
- South Shoreditch CPZ

### How was the site identified

The site was identified in the 1995 Unitary Development Plan to safeguard for office and light industrial development. There is no recent planning history on the site.

**Timescale:** Medium Term

### Allocation

An employment, or employment-led mixed use including residential use.

### Development Principles and Issues

Given the site's location within the Central Activities Zone and the Shoreditch Priority Employment Area, the majority of the proposed floorspace should be for employment use. New development needs to respect the scale, bulk and height of existing adjacent buildings including those in the neighbouring borough. Furthermore, any residential element needs to provide some communal or public open space.

The site could be intensified and redeveloped for employment-led mixed use, predominately office. The car park is currently below surface level and is accessed from Clere Street only. If feasible, utilisation of the site's Leonard Street and Clere Place frontages would benefit any redevelopment scheme. The general guidance in terms of residential density for the site is

650-1100hr/ha. Any residential on this site will require additional car club bays in the vicinity, and perhaps other highway improvements. The site is approximately 400m from Old Street station.

**Update on Planning Status 2016**

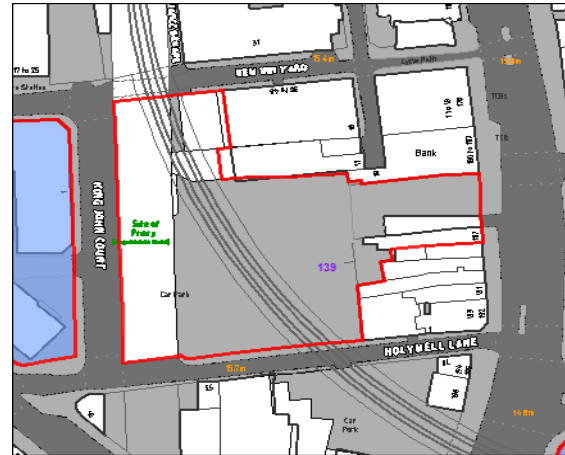
No relevant planning activity on the site.

**139 Land bounded by Shoreditch High Street; Holywell Lane and King John Court  
London E1 6HU**

**Ward:** Hoxton East and Shoreditch



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**Ownership:** Private

**Area in Hectares:** 0.48

**Existing Use:** Vacant site, used as a car park

**Consideration:**

- Central Activities Zone
- Shoreditch Priority Employment Area (PD Exemption Area)
- South Shoreditch Conservation Area
- Statutory Listed buildings on and adj to the site
- Shoreditch Archaeological Priority Area
- The eastern and southern sides of the site lies within the Westminster Pier to St Paul's Cathedral Strategic View background area
- Potential Child Play Area
- PTAL 6a
- North Shoreditch CPZ

**How was the site identified?**

The site was identified in the 1995 Unitary Development Plan to safeguard it for office and light industrial development. Planning application (ref 2012/3792), and accompanying listed building and conservation area applications was approved in August 2014. The development proposal comprises approximately 5909 sqm of office / retail / café / restaurant accommodation; a 5907sqm / 185 room hotel; and 8 residential units. It will involve the demolition of 186 Shoreditch High Street; refurbishment of 187 Shoreditch High Street including rear extension; and new buildings around an area of landscaped open space (to be used for market activities including 10 x kiosks). The new buildings will be part 2, part 3, part 4, part 5 and part 9 storey plus basements.

**Timescale:** Medium Term

**Allocation**

Employment-led mixed use including hotel and retail.



### **Development Principles and Issues**

Given the site's location within the Central Activities Zone and the Shoreditch Priority Employment Area the majority of the proposed floorspace should be for employment use. Any retail use must satisfy the requirements of the Council's Development Management Local Plan retail policies. Taller buildings might be appropriate on the site, however, any application must take into account that a railway viaduct (in service) runs through the site and that the eastern part of the site lies within the background area of Westminster Pier to St Paul's Cathedral designated Strategic View. Furthermore, the site lies within the South Shoreditch Conservation Area, while 180-182, 187-189, 190 and 191 Shoreditch High Street, which all abut the eastern boundary of the site, are Grade II listed buildings. 187-189 Shoreditch High Street is on English Heritage's Heritage At Risk register, and is a matter which should be addressed as part of any redevelopment of the site. Any residential use, provided it is appropriate, needs to provide some communal or public open space.

This is an underused site with development potential to infill the frontage on Shoreditch High Street, and create frontages along St John Court and Holywell Lane. If residential use forms part of a scheme the general guidance in terms of density is 650-1100 hr/ha. Any design must be exemplar and take into account local character, height, scale and massing of the surrounding area. Residential on this site will require additional car club bays in the vicinity, and perhaps other highway improvements. The site lies within a CPZ and Shoreditch High Street station is approximately 200m south west of the site.

### **Update May 2016**

Submission of details and non material amendments planning applications in relation to planning approval 2012/3792 were granted in 2015.

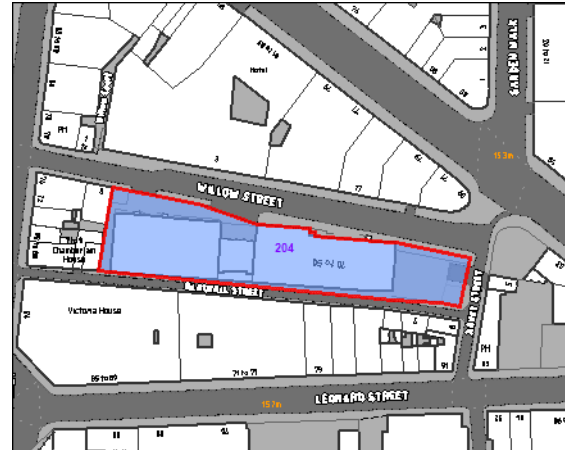
Construction has commenced on the site.

## 204 10-50 Willow Street, EC2A 4BH

Ward: Hoxton East and Shoreditch



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**Ownership:** Private

**Area in Hectares:** 0.19

**Existing Use:** Storage and light industrial.

### Consideration:

- Central Activities Zone
- Shoreditch Priority Employment Area (PD Exemption Area)
- South Shoreditch Conservation Area
- Shoreditch Archaeological Priority Area
- Potential Child Play Area
- PTAL 6b
- South Shoreditch CPZ

### How was the site identified?

Planning Permission (ref 2009/1521) was granted in December 2009 for the demolition of the existing building and erection of a new part-three, part-five-storey building (plus basement) for use as a 172-room hotel including bar, restaurant and business centre. Another planning application (ref 2012 / 0123) was approved in October 2012 for the erection of up to five storey to provide 143 bedroom hotel with ancillary facilities including restaurant, bar and conference space together with newly landscaped open space and associated works.

**Timescale:** Short Term

### Allocation

Employment, or employment-led mixed use.

### Development Principles and Issues

If the extant planning permission is not implemented, given the site lies within the Central Activities Zone and Shoreditch Priority Employment Area, therefore the majority of the proposed floorspace should be for employment use, and should reprovide increased office floorspace.

Residential use if acceptable needs to provide some communal or public open space. The general guidance in terms of residential density for the site is 650-1100hr/ha. Old Street station is approximately 550m west of the site. The height, scale and massing should accord with the extant planning permission.

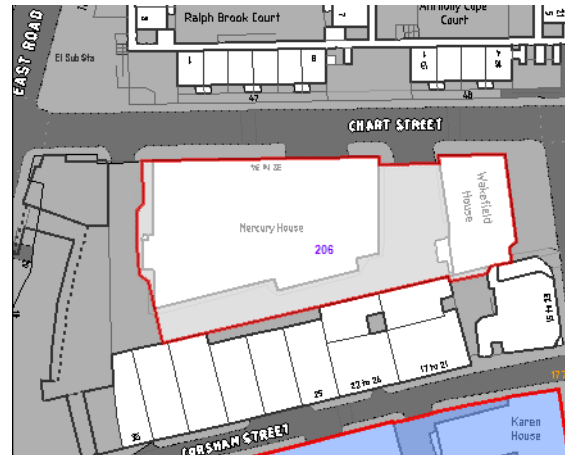
**Update May 2016**

Submission of details, variation of conditions planning applications in relation to approval 2012 / 0123 were granted in 2014 and 2015. Work has commenced on the site.

**206 Wakefield House, Chart Street N1 6DD**  
**Ward: Hoxton West**



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**Ownership:** Private

**Area in Hectares:** 0.31

**Existing Use:** Offices and depot.

**Consideration:**

Central Activities Zone  
Wenlock Priority Employment Area (PD Exemption Area)  
PTA 6a  
Wenlock CPZ

**How was the site identified**

Nominated through public consultation in 2012, the proposed nomination is for mixed use development including residential and a variety of commercial uses which could include office, retail and hotel uses.

**Timescale:** Medium Term

**Allocation**

Employment, or employment-led mixed use.

**Development Principles and Issues**

Given the site's location within the Central Activities Zone and the Wenlock Priority Employment Area the majority of the floorspace should be for employment use. Any retail use must satisfy the requirements of the Council's Development Management Local Plan retail policies. Taller buildings may be appropriate on some parts of the site subject to site and surrounding area considerations.

Old Street station is approximately 200m from the site.

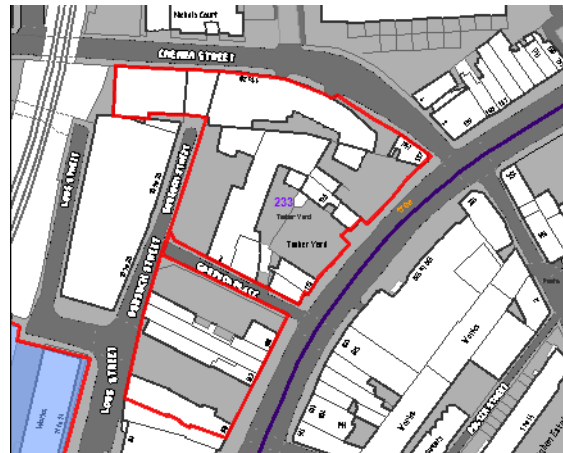
**Update May 2016**

No relevant planning activity on the site.

**233 113-137 Hackney Road E2 8ET**  
**Ward: Haggerston**



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**Ownership:** Private

**Area in Hectares:** 0.58

**Existing Use:** Industrial and warehousing including timber yard.

**Consideration:**

- Shoreditch Priority Employment Area (PD Exemption Area)
- Hackney Road Conservation Area
- PTAL 4
- Hoxton CPZ

**How was the site identified?**

The site was identified in the Housing Capacity Study. A revised boundary was proposed as a result of public consultation in 2012.

**Timescale:** Medium to Long Term

**Allocation**

Employment or employment led mixed use, and including retail and residential use.

**Development Principles and Issues**

Given the site's location within the Shoreditch Priority Employment Area, the site should be predominately for employment use. There is some scope for residential and some small scale retail use on the Hackney Road frontage, providing residential is appropriate to the PEA. The site also lies within the Hackney Road Conservation Area. Any development proposal should reinstate a plot rhythm along Hackney Road, where the prevailing context of the street is 3-4 storeys, although a relatively taller element may be acceptable to the rear of the site fronting onto Gorsuch Place and Gorsuch Street. Any proposal should be of exemplar design and redevelopment will need to take into account and address potential impact on infrastructure capacity including those in neighbouring boroughs.

The site is mainly in employment use within a PEA, so any redevelopment should be mainly for employment use, although there is scope for other uses on the Hackney Road frontage. The site lies within a CPZ and Hoxton station is approximately 500m from the site.

**Update May 2016**

A planning application (ref 2015/3455) covering 97-137 Hackney Road has been submitted and is pending decision for the:

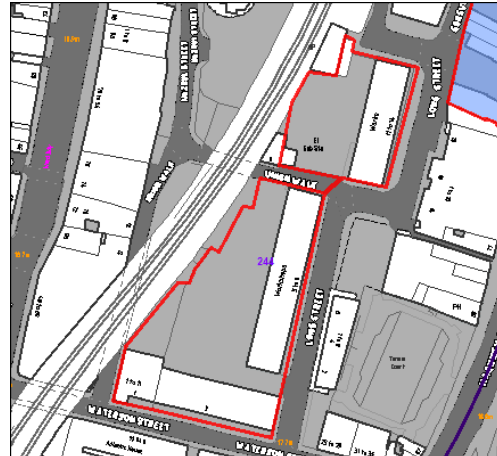
“Demolition of all existing buildings and the construction of three replacement buildings ranging in height from ground plus four storeys to ground plus eight storeys, above shared basement. Proposed mix of uses to include a maximum of 183 residential units (Use Class C3), 15,178sqm (GIA) of employment floorspace (Use Class B1), and 4,570 sqm (GIA) of flexible commercial / retail space at basement and ground floor levels (falling within Use Classes A1 - A4 and B1) which can comprise of no more than 1,500sqm (GIA) of A1 floorspace, no more than 500sqm (GIA) of A2 floorspace, no more than 1,500 sqm (GIA) of A3 floorspace, no more than 1,000sqm (GIA) of A4 floorspace, and no more than 2,000sqm (GIA) of B1 floorspace, along with associated landscaping and public realm improvements, parking provision, plant and storage, and other works incidental to the proposed development.”

## 244 1-13 Long Street E2 8HN

Ward: Haggerston



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**Ownership:** Private

**Area in Hectares:** 0.54

**Existing Use:** Mixed commercial and residential.

### Consideration:

- Shoreditch Priority Employment Area (PD Exemption Area)
- Hackney Road Conservation Area
- Potential Child Play Area
- PTAL 6a
- Hoxton CPZ

### How was the site identified

The site was identified in the Housing Capacity Study. A planning application (ref 2012/2013) was approved in August 2013 for a new part 4, part 5, part 8-storey building to provide for 237 rooms of student accommodation, a new 10-storey building and two-storey extensions to the existing buildings at 1-3 Long Street and 5-9 Long Street to create 6-storey buildings along with associated refurbishment works to provide for 73 residential units, conversion of ground floor of 5-9 Long Street to provide for 816 sq m (GEA) of Class B1 use floorspace. The redevelopment also involved the demolition of 11-13 Long Street and associated structures.

**Timescale:** Medium Term

### Allocation

Mixed use including residential.

### Development Principles and Issues

If the extant planning permission is not implemented, there is potential mixed use which needs to take into account that the site lies within the Shoreditch Priority Employment Area. Given the circumstances of the site, a significant uplift in the quantum and quality of the employment floorspace compared to the existing provision will be required. The majority of the sites lies within the Hackney Road Conservation Area, which must be a consideration in any proposal.

The site is occupied by three 4 storey buildings with extensive frontage onto Long Street and Waterson Street, which are considered to be Buildings of Townscape Merit which should be retained and refurbished. There may be an opportunity to extend up to 6 storeys on the street frontage, possibly slightly taller in the rear of the site. The general guidance in terms of residential density for the site is 650-1100hr/ha, although any development must be mainly for employment use and appropriate to the PEA and in regard to the adjacent railway. The site lies within a CPZ and Hoxton station is approximately 500m from the site.

**Update May 2016**

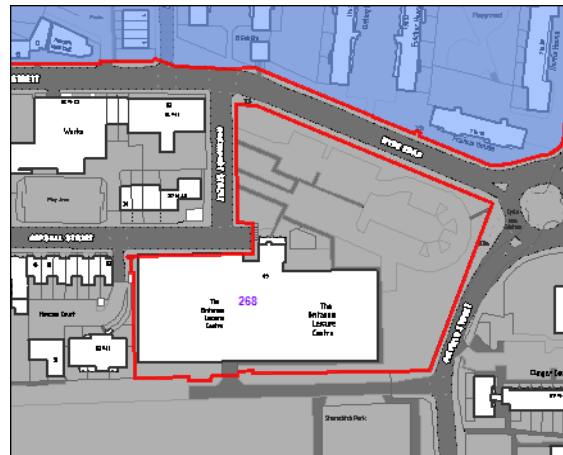
Submission of details and non-material amendment planning applications in relation to planning approval 2012/2013 were granted in 2015. Work has commenced on site.



**268 Britannia Leisure, Hyde Road N1 5JU**  
**Ward:** Hoxton East and Shoreditch



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**Ownership:** London Borough of Hackney

**Area in Hectares:** 1.07

**Existing Use:** Leisure Centre

**Consideration:**

- Hoxton Archaeological Priority Area
- PTAL 2

**How was the site identified?**

Site identified by the Council. There is pre-application discussion in 2013 regarding a replacement leisure facility and the introduction of residential use onto the site.

**Timescale:** Medium Term

**Allocation**

Leisure or leisure and residential mixed use.

**Development Principles and Issues**

The replacement of the existing leisure facilities will be based upon the Council's Leisure Services requirements. Any provision should complement the leisure offer within Shoreditch Park which is designated open space. There is an opportunity for some residential development, with a possible taller replacement building or group of buildings than the existing building. The height of any buildings will need to respond to the site and area context. Any density and height should have regard to the surrounding area including the regeneration of Colville Estate and development surrounding Shoreditch Park. Planning conditions or other measures may be imposed to ensure that the infrastructure is provided and completed before occupation of the new development.

The site is relatively large and the building could make better use of the site. Some intensification and the introduction of residential use is supported alongside reprovided and improved leisure facilities. Any residential on this site will require additional car club bays in

the vicinity, and perhaps other highway improvements. The nearest stations to the site are Old Street, Hoxton and Haggerston which are all around 1000m away.

**Update May 2016**

No recent planning activity, although the leisure site along with parts of Shoreditch Park may be required for Crossrail 2. In 2016 there is feasibility work being undertaken to look at a range of options for the site, this will involve developing new leisure facilities to replace the out of date leisure centre, build a new secondary school and some housing to help pay for these community facilities.

**270 Former Rose Lipman Library, Downham Road N1 5TH**  
**Ward: De Beauvoir**



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**Ownership:** London Borough of Hackney

**Area in Hectares:** 0.68

**Existing Use:** Archive Library, community, retail, residential and commercial uses.

**Consideration:**

PTAL 3/4

De Beauvoir CPZ

**How was the site identified?**

The site was identified by the Council.

**Timescale:** Short to Medium Term

**Allocation**

Mixed use including residential, and supporting retail, and community facilities.

**Development Principles and Issues**

The former Rose Lipman Library is part of a housing estate, and it used to house the Archive Library before it was relocated to the new Dalston Library. Therefore the re-provision of community facilities for the local area is required on this site, which may be achieved through the retention and refurbishment of the former Rose Lipman Library as part of a wider development. Any retail use must satisfy the requirements of the Council's Development Management Local Plan retail policies. There is no planning designation on the site, although the northern boundary does border De Beauvoir Conservation Area.

There may be an opportunity to extend the boundary of the site. The general guidance in terms of residential density for the site is 650-1100hr/ha, subject to design and planning considerations. The site is flanked on three sides by three 18 storey tower blocks. Furthermore, there is granted planning permission (ref 2012/2828) for a part 4, part 9 storey mixed use A1 retail and residential scheme at 19-29 Beauvoir Road. The approval site abuts the allocation site and any redevelopment must take this approval into consideration. Any redevelopment would be appropriate at a height between 5-7 storeys, and will need to take into account and address potential impact on infrastructure capacity. Planning conditions or

other measures may be imposed to ensure that the infrastructure is provided and completed before occupation of the new development. Any residential on this site will require additional car club bays in the vicinity, and perhaps other highway improvements. The site lies within a CPZ and Haggerston station is approximately 400m away.

**Update May 2016**

No recent planning activities.

## Hackney Central and Environs

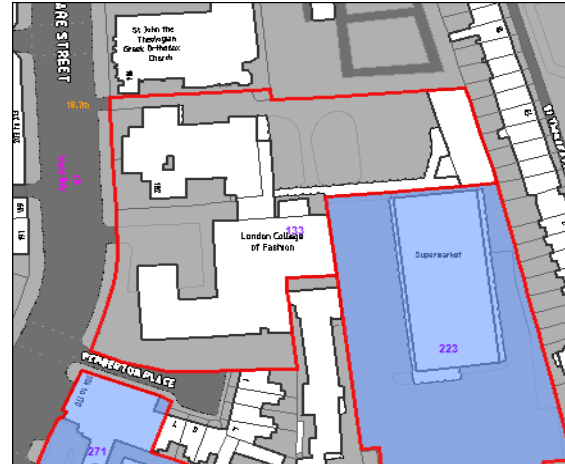
<b>Ref</b>		<b>Page</b>
133	London College of 182 Mare Street E8 3RF	94
134	Former Hackney Police Station, 2 Lower Clapton Road E5 0PA	96
143	Ash Grove Bus Depot Andrew Road E8 4RH	98
166	Land bounded by Warburton Rd, E8 3RH	100
190	Arches 189 -222 Morning Lane	102
223	27-37 Well Street London, E9 7QX	104
225	Works Andrews Road, E8 4RL	106
271	164-170 Mare Street, E8 3RH	108

### 133 London College of Fashion 182 Mare Street E8 3RF

Ward: Victoria



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**Ownership:** Public

**Area in Hectares:** 0.49

**Existing Use:** Education use.

**Consideration:**

- Mare Street Conservation Area
- Mare Street / Westgate St Triangle Archaeological Priority Area
- PTAL 6a
- Hackney (Central) CPZ

**How was the site identified?**

Nominated through the 'Call for Sites' exercise in late 2010. The proposal was for the refurbishment and partial redevelopment to expand the existing education use and to enable residential or alternative uses on part of the site. This site is intrinsically linked to the College's site on Curtain Road (ref 129).

**Timescale:** Medium Term

**Allocation**

Education and / or redevelopment for mixed use including education, other community, retail, leisure and residential uses.

**Development Principles and Issues**

Any redevelopment of this site must be in association with the College's plans for its Curtain Road site (ref 129) and other education sites in the London area. The site lies within the Mare Street Conservation Area, and 182 Mare Street buildings has architectural character and is locally listed. The adjacent Church of St John and 1-8 Pemberton Place are also locally listed.

There is potential to redevelop at the rear and to the south of the site. If residential use forms part of a scheme, the general guidance in terms of density is 200-700 hr/ha, which must take into account local character, and design and planning considerations. Any residential on this

site will require additional car club bays in the vicinity, and perhaps other highway improvements. London Fields station is approximately 500m west of the site.

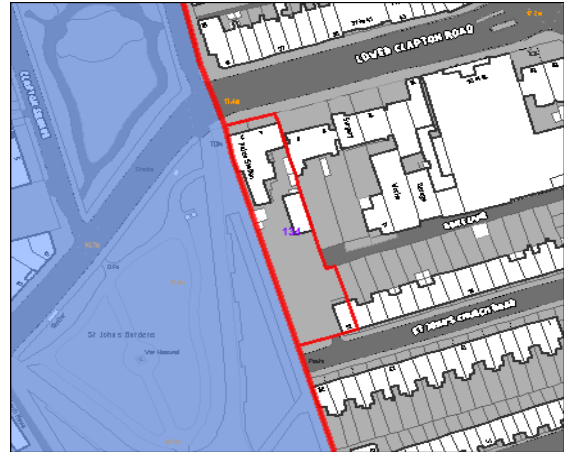
**Update May 2016**

Scaffolding is in place for maintenance purposes. Discussions between the Council and the College ongoing regarding the College's plans for its various sites in London including the Curtain Road site (see ref 129).

**134 Former Hackney Police Station, 2 Lower Clapton Road E5 0PA**  
**Ward: Homerton**



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**Ownership:** Private

**Area in Hectares:** 0.17

**Existing Use:** Police Station.

**Consideration:**

- Hackney Central District Town Centre
- Clapton Square Conservation Area
- Statutory Listed building on the site
- Clapton Archaeological Priority Area
- PTAL 6b
- Hackney (North) CPZ
- Critical Drainage Area (southern end on Group4 017)

**How was the site identified?**

Nominated through the 'Call for Sites' exercise in late 2010. The nomination was for the redevelopment of the building and site to provide residential and ancillary commercial and community use including a small scale community policing facility. In 2014 there was pre-application discussion regarding a community use on the site.

**Timescale:** Medium to Long Term

**Allocation**

Community use or mixed use comprising employment, community, retail and residential.

**Development Principles and Issues**

The site is in the Hackney Central District Town Centre, and abuts the Hackney Central Area Action Plan area. Employment, community or retail at ground floor level is required on the on Lower Clapton Road frontage. Proposals must have regard to the fact that the site lies within Clapton Square Conservation Area, and the Police Station building (4-6 Lower Clapton Road) is Grade II listed, while numbers 6-8 and 10-12 Lower Clapton Road are also statutorily listed. Any proposed development at the rear of the site must give particular attention to the impact on the setting of the Police Station to the north and the setting of the Grade II\* listed St John's



Church and its churchyard to the south. Furthermore, the views from Clapton Square and across the site from the churchyard to Lower Clapton Road need to be considered.

The site has constraints given the heritage assets within and adjacent to it. The listed building should be retained and refurbished, however, it is a deep site and there is potential for sympathetic and low density development, while retaining a police / community facility and possibly employment and retail uses, particularly to the Lower Clapton Road frontage. Any residential use on this site will require additional car club bays in the vicinity, and perhaps other highway improvements. Hackney station is approximately 500m west of the site. Any redevelopment needs to take into consideration the fact that the site falls within an identified area at risk from surface water flooding, therefore a Sustainable Drainage System(s) and where appropriate a Flood Risk Assessment must be installed / produced.

**Update May 2016**

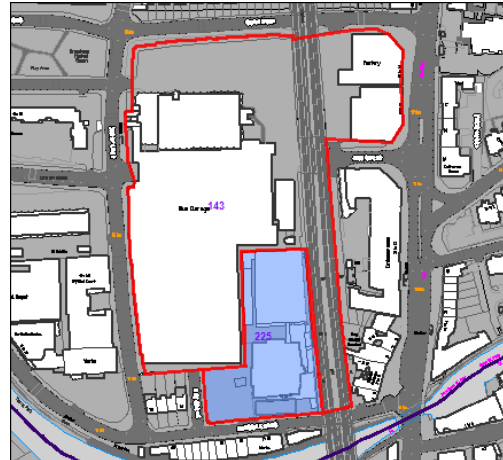
A planning application (ref 2015/3306) and listed building consent has been submitted and a decision is pending for the change of use and refurbishment of listed building; demolition of rear buildings; and three storey new build; to provide a new primary school with associated facilities.

## 143 Ash Grove Bus Depot, Andrew Road E8 4RH

Ward: London Fields



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**Ownership:** Public

**Area in Hectares:** 2.38

**Existing Use:** Bus depot, industrial units within railway arches.

### Consideration:

- Mare Street Priority Employment Area (PD Exemption Area)
- The southern boundary abuts the Regent's Canal Conservation Area
- The north east corner of the site lies within the Mare St/ Westgate Street Triangle APA
- Public Park AoD
- PTAL 6a
- Queensbridge CPZ

### How was the site identified?

Site was identified in the Housing Capacity Study, and Hackney's Unitary Development Plan 1995 where it was considered suitable for office, light and general industrial.

**Timescale:** Medium Term

### Allocation

Depot and employment uses.

### Development Principles and Issues

The existing Transport for London depot use could be rationalised and intensified to incorporate other relocated facilities, as part of a mixed depot and employment scheme, subject to TfL's and the relevant bus companies' operational requirements. TfL's requirements will be informed by the Land for Industry and Transport SPG 2012 and subsequent amendments to the SPG. The site lies within the Mare Street Priority Employment area. Any proposal must also take into account that the site lies within Regent's Canal Conservation Area although it does not have waterfront frontage, and the height of any new development would be appropriate at around 3-4 storeys. Furthermore, development should be sensitive to the proximity of the gasometers. Any redevelopment will need to take into account and

address potential impact on infrastructure capacity. Planning conditions or other measures may be imposed to ensure that the infrastructure is provided and completed before occupation of the new development.

There is potential for joint development with the adjacent Andrews Road depot site (ref 225). The site lies within a CPZ and both London Fields and Cambridge Heath stations are about 500m from the site. Any rationalisation of the site as a depot, individually or with the Andrews Road site will need highway works.

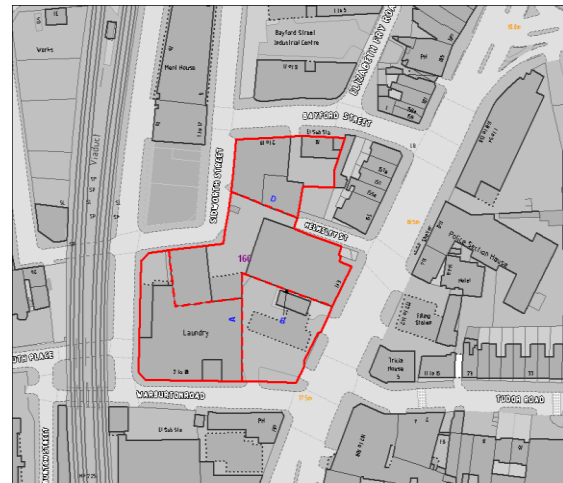
**Update May 2016**

No recent planning activity on the site.

**166 Land bounded by Mare St, Warburton Rd and Bayford St E8 3RH**  
**Ward: London Fields**



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**Ownership:** Private

**Area in Hectares:** 0.52

**Existing Use:** Mixed use mainly industrial, and some retail on the Mare Street frontage.

**Consideration:**

- Mare Street Priority Employment Area (PD Exemption Area)
- The eastern part of the site falls within the Mare Street Conservation Area
- Mare Street /Westgate Street Triangle Archaeological Priority Area
- PTAL 6a
- Hackney (South) CPZ

**How was the site identified?**

The site was identified through the Council's database of pre-application discussions for mixed use involving the whole or part of the site. There is no recent record of planning permission covering the whole or a significant part of the site, however, there has been planning activity on sections of the allocation and thus the allocation can effectively be divided in four individual sites:

- Site A to The Laundry, 2-18 Warburton Road, planning permission (ref 2012/2156) was approved in June 2013 for the refurbishment and redevelopment of the existing building to provide a mixed use scheme comprising office, events venue, commercial and some residential.
- Site B 139 -141 Mare Street, an application (ref 2013/0226) was approved in June 2014 for a mixed use scheme comprising ground floor commercial and residential above.
- Site C 143 Mare Street, a planning application (ref 2013 / 2640) was approved in December 2014 for the demolition of existing buildings and erection of a mixed used building comprising a minimum of 1,502 sqm Class B1 A (office), a maximum of 500 sqm flexible floorspace (Class A1- shops, A2 - financial and professional services, A3 - restaurants and cafes and B1 - business) and 52 residential units.

- Site D 2 Bayford Street, planning application (ref 2013/0643) for the demolition and redevelopment to provide B1 commercial and residential, was submitted but subsequently withdrawn by the applicant.

**Timescale:** Short to Medium Term

**Allocation**

Employment-led mixed use, residential and retail uses.

**Development Principles and Issues**

The site has retail and other active frontages onto Warburton Road, Bayford Street and Sidworth Street. Development proposals are coming forward on various elements of the overall site. Any significant increase in the quantum of retail use must satisfy the requirements of the Council's Development Management Local Plan retail policies. Given the site's location within Mare Street Priority Employment Area, the primary use of the site should be for employment use. However, there are opportunities for significant uplift in overall floorspace and providing there is an increase in the quality and quantum of employment floorspace a higher proportion of non employment floorspace may be acceptable on individual sites or on the allocation as a whole. The front of the site lies within the Mare Street Conservation Area, and development proposals need to consider the Archaeological Priority Area designation.

The site is occupied by several stand-alone buildings ranging in height from 4-5 storeys (16-19m). The surrounding area includes a couple of locally listed buildings on either side of the site on the Mare Street frontage, and larger employment / retail units on other sides of the site. These range in height from around 15-22m. The site is largely an employment site in a PEA, and has the potential for improvement and some intensification, in particular in the south east corner plot where the former petrol station is used as a car wash business. If residential use forms part of a scheme the general guidance in terms of density is 200-700 hr/ha, which must take into account local character, and other planning and design considerations. Any residential use on this site will require additional car club bays in the vicinity, and perhaps other highway improvements. London Fields station is approximately 200m from the site.

**Update May 2016**

Submission of details and non material amendments planning applications in relation to planning approval 2013/2640 were granted in 2014.

Pre-application (ref HK/2015/ENQ/000290) submitted in 2015 for a mixed used employment and residential development on 2-16 Bayford Street (Site D).

Construction underway for sites A, B and C, thus leaving Site D 2-16 Bayford Street as the potential development opportunity.

**190 Arches 189 -222 Morning Lane**  
**Ward: Homerton**



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**Ownership:** Public

**Area in Hectares:** 1.06

**Existing Use:** Industrial.

**Consideration:**

- Crossrail 2 safeguarded Strategic Transport Infrastructure
- Homerton Priority Employment Area (PD Exemption Area)
- western side of the site adjoins Clapton Square Conservation Area
- Homerton Archaeological Priority Area
- PTAL 3 and 4
- Hackney (Central) CPZ
- Critical Drainage Area (Group4 017)

**How was the site identified?**

Planning permission (ref 2009/0445) was approved in June 2009 for change of use of the arches from general industry/storage or distribution at 196-198 Morning Lane, to retail and physical refurbishment of the existing arches at 189-222 Morning Lane, including installation of new elevations (brickwork and glazing), extensions (to north of arches 216-219 and to the south of arches 202-210).

**Timescale:** Short to Medium Term

**Allocation**

Retail and employment.

**Development Principles and Issues**

There is potential for new build mixed use including retail at ground level in front of the arches which should follow the prevailing context of 3-4 storey buildings and reinstate a building frontage along Morning Lane. The site lies within the Homerton Priority Employment Area, and western side of the site adjoins the Clapton Square Conservation Area.

A range of employment and retail uses to improve and upgrade the arches is appropriate. The site contains land fronting Mare Street, and there is potential for new development in front of some of the arches. Any retail use proposed must satisfy the requirements of the Council's Development Management Local Plan policies for retail uses. Any redevelopment needs to take into consideration the fact that the site falls within an identified area at risk from surface water flooding, therefore a Sustainable Drainage System(s) and where appropriate a Flood Risk Assessment must be installed / produced.

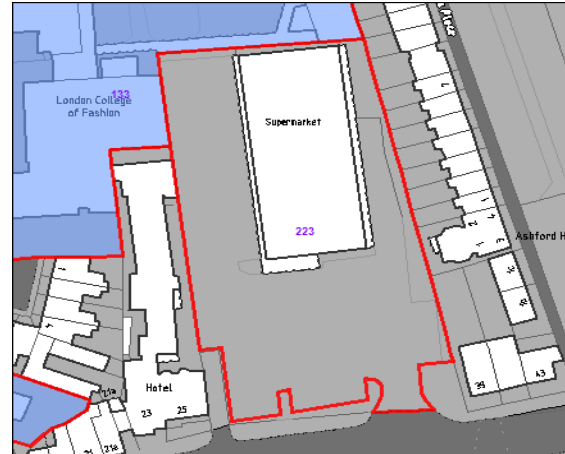
**Update May 2016**

Phase 1 completed and schedule to open spring / summer 2016, part of Hackney Walk which will include other phases at later stages.

**223 27-37 Well Street London E9 7QX**  
**Ward: Victoria**



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**Ownership:** Private

**Area in Hectares:** 0.4

**Existing Use:** Single storey retail store and off street parking.

**Consideration:**

- Mare Street Conservation Area
- Mare Street / Westgate Street Triangle Archaeological Priority Area
- PTAL 5
- Hackney (Central) CPZ

**How was the site identified**

Site was identified through the Housing Capacity Study, planning permission (ref2010/0388) was approved in August 2010 for the expansion of the existing retail floorspace.

**Timescale:** Medium Term

**Allocation**

Mixed use retail and residential.

**Development Principles and Issues**

There is potential for intensification and introduction of other uses on the site, mainly towards the Well Street frontage and air space above the store, up to 3-4 storeys. The quantum of retail floorspace must be retained. The site lies within the Mare Street Conservation Area and an Archaeological Priority Area, while adjacent 23 -25 Well Street is a locally listed building. Any new development needs to be in keeping with the scale of existing buildings to the east and west, and appropriate distances especially privacy, outlook and daylight/sunlight of existing occupiers maintained.

There is potential to utilise the air space above the store and within the car park. Any development will need to incorporate parking for the store. The general guidance in terms of residential density for the site is 200-700hr/ha. The rear of the site also adjoins the London College of Fashion Mare Street site (ref 133), which has also been identified as an opportunity site in this Local Plan. Any residential use on this site will require additional car club bays in



the vicinity, and perhaps other highway improvements. London Fields station is approximately 400m west of the site. Planning conditions or other measures may be imposed to ensure that the infrastructure is provided and completed before occupation of the new development.

**Update May 2016**

Variation of condition planning application in relation to planning approval 2010 / 0388 was granted in 2015.

## 225 Works Andrews Road E8 4RL

Ward: London Fields



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**Ownership:** London Borough of Hackney

**Area in Hectares:** 0.49

**Existing Use:** Industrial / warehouse, and currently used as a car pound.

### Consideration:

- Mare Street Priority Employment Area (PD Exemption Area)
- The southern boundary abuts the Regent's Canal Conservation Area
- Potential Child Play Area
- PTAL 5
- Queensbridge CPZ

### How was the site identified?

The site was identified in the Housing Capacity Study.

**Timescale:** Medium Term

### Allocation

Employment and depot use.

### Development Principles and Issues

The site lies within the Mare Street Priority Employment Area and is appropriate for employment use. The Regent's Canal Conservation Area lies to the south of the site, and buildings should be in keeping with this setting. The possibility of refurbishing some of the existing Victorian buildings for employment purposes should be explored. There is scope for a joint development with the Ash Grove depot site, either as a larger depot use, or mixed use, potentially incorporating a depot.

The site is underused and currently temporarily used as a car pound. There is potential for joint development with the adjacent Ash Grove Bus Garage site (ref 143) to maximise the performance of both sites. The site lies within a CPZ and both London Fields and Cambridge Heath stations are about 500m from the site. Any rationalisation of the site as a depot, individually or with the Ash Grove Garage site will need highway works. Furthermore,

underground utility apparatus have been identified on this site, and thus any development needs to take this into consideration.

**Update on Planning Status 2016**

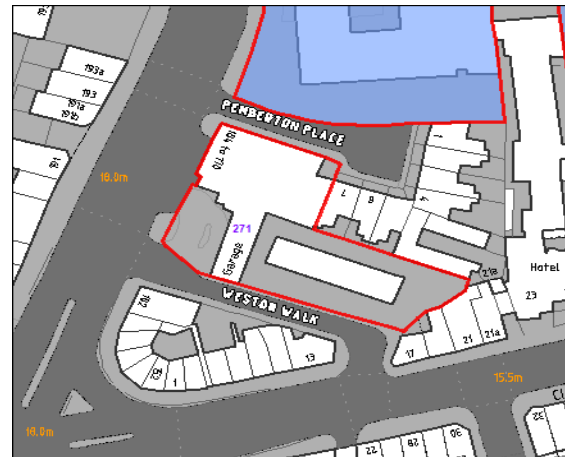
Recent planning activity on the site relates to the temporary use of the site as the Council car pound and the Councils' Passenger Transport and Meals on Wheels services.

## 271 164-170 Mare Street, E8 3RH

Ward: Victoria



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**Ownership:** Private

**Area in Hectares:** 0.12

**Existing Use:** Currently occupied by a number of businesses such as Hackney Car Centre, a gym, and an Army Cadet building.

### Consideration:

- Mare Street Priority Employment Area (PD Exemption Area)
- Mare Street Conservation Area
- Mare Street / Westgate Street Triangle Archaeological Priority Area
- PTAL 6
- Hackney (Central) CPZ

### How was the site identified?

The site was identified through Council officer surveys. An application was approved in 2009 (ref 2009/0071) on the cadet site to redevelop the site for a 2 storey prefabricated Army Cadet Force training building.

**Timescale:** Medium to Long Term

### Allocation

Employment or employment-led mixed use, including community uses.

### Development Principles and Issues

There is potential to intensify the use of the site, and heights should follow the prevailing context of 3-4 storeys. The site lies within Mare Street Priority Employment Area and so any redevelopment should be for employment, or employment-led with provision for the Army Cadets or another community use. The existing buildings do not have much architectural merit, however the site lies within Mare Street Conservation Area and 1-8 Pemberton Place which abuts the site are locally listed. Redevelopment will need to incorporate or find an alternative improved site for the Army Cadet use.

There may be an opportunity for a larger site/ regeneration opportunity as two other potential sites - references 133 and 223 - are in the immediate vicinity. The general guidance in terms of residential density for the site is 200-700hr/ha. Any residential on this site will require additional car club bays in the vicinity, and perhaps other highway improvements. London Fields station is approximately 400m west of the site.

**Update May 2016**

No recent activity covering the whole site, however, there is a relatively new two storey building on the Army Cadet element of the site, which includes nursery facilities.

## Sites in north Hackney

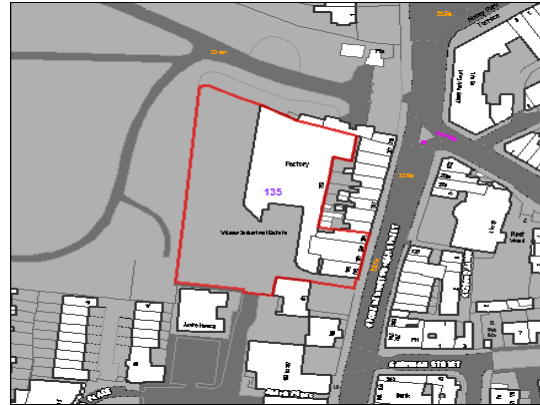
<b>Ref</b>		<b>Page</b>
135	Wilmer Place, Stoke Newington, N16 0LH	111
136	Anvil House, 8-32 Matthias Road, N16 8NU	113
251	ARRIVA / Stamford, Rookwood Road, N16 6SS	115
256	Tram Depot, 38-40 Upper Clapton Road, E5 8BQ	117
272	41-45 Stamford Hill, N16 5SR	119
273	92-94 Stamford Hill, N16 6XS	121
279	71-73 Lordship Road, N16 0QX	123
281	Telephone Exchange, Upper Clapton Road, E5 9JZ	125
285	151 Stamford Hill, N16 5LG	126

## 135 Wilmer Business Park, Wilmer Place, Stoke Newington N16 0LH

Ward: Stoke Newington



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**Ownership:** Private

**Area in Hectares:** 0.5

**Existing Use:** Light industrial, residential, car wash and car park. Retail fronting Stoke Newington High Street.

### Consideration:

- Stoke Newington High Street District Town Centre
- Stoke Newington Conservation Area
- The northern and western boundaries abut Abney Park Cemetery
- PTAL 5
- Stoke Newington CPZ

### How was the site identified?

Nominated through the 'Call for Sites' exercise in late 2010. Furthermore, the site has been subject to pre-application discussions regarding mixed use and there is also a Planning Brief covering this site (and other adjoining sites) which advocates mixed use including retail. A planning application (2012/2228) comprising 4142sqm A1 retail, 54 residential and associated works including open space was refused in April 2013. A revised scheme (ref 2013/1583) was approved in December 2013, the main differences between the recent refusal and the current scheme is that the residential unit numbers, mix and sizes have changed, while one of the development elevations proposed has been set further back from Abney Park Cemetery. The overall quantum of A1 retail proposed is the same as the previous application.

**Timescale:** Short Term

### Allocation

Retail, employment, and supporting community and leisure uses, including residential use and public car park.

### Development Principles and Issues

The extant planning permission is for retail and residential, if the permission is not implemented, given the site lies within Stoke Newington High Street District Centre, retail uses, employment and other uses including some residential, leisure, community and public car park are appropriate. Specifically, there should be active retail frontage at ground floor level on the

Stoke Newington High Street frontage. It is also within the Stoke Newington Conservation Area and is adjacent to Abney Park Cemetery and listed buildings, thus any redevelopment will need to preserve and enhance the character and appearance of the Conservation Area, and respect the heritage and biodiversity value of the Cemetery. The design principles including height, massing, layout and uses detailed in the 1999 Lands at Wilmer Place Planning Brief will be applicable. Access to the site and impact of any new development on the highway network will need to be addressed.

There is potential to improve this site and integrate it better within the District Centre. There is an opportunity for a wider range of uses and some intensification while respecting the Conservation Area designation and Abney Park Cemetery which is a Site of Importance for Nature Conservation and a Grade II Registered Park and Garden. Any residential use on this site will require additional car club bays in the vicinity, and perhaps other highway improvements. The site lies within a CPZ and Stoke Newington station is approximately 600m to the north of the site.

#### **Update May 2016**

Various Certificate of Lawfulness and prior approval applications to establish residential in some of the approved live/work units. In addition there was pre-application discussions in 2015 for residential on the existing public car park element of the site.

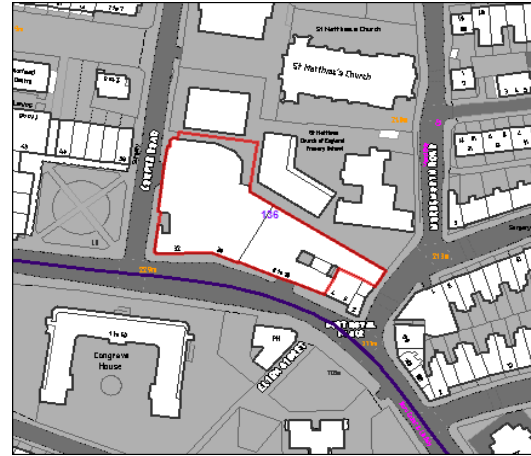


## 136 Anvil House, 8-32 Matthias Road N16 8NU

Ward: Clissold



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**Ownership:** Private

**Area in Hectares:** 0.21

**Existing Use:** Shop and storage and ancillary office providing building materials

### **Consideration:**

Potential Child Play Area

PTAL 5

Stoke Newington CPZ

### **How was the site identified?**

Nominated through the 'Call for Sites' exercise in late 2010 for commercial (retail / storage) at ground floor with residential above, up to 7 storeys. Pre-application discussions were held in 2010 and 2013 regarding the demolition and redevelopment of up to 8 storeys for retail, commercial and residential.

**Timescale:** Short Term

### **Allocation**

Mixed use including, employment, retail and residential use.

### **Development Principles and Issues**

Any proposal must assess the impact on the surrounding uses, and planning and design considerations. The existing building measures up to 12m, despite being only three storeys. On the south east corner there are a couple of two storey buildings with retail at ground level measuring 9-12m. To the south and west of the site there are 5-6 storey residential blocks. Therefore, this scale on the west and lower towards the rear and east of the site may be appropriate. St Matthias Church Hall (Grade I listed) and St Matthias Primary School (locally listed) are both designated heritage assets that adjoin the site, while the area on the other side of Matthias Road is designated by the London Borough of Islington as part of the Newington Green Conservation Area. If residential use forms part of a scheme the general guidance in terms of density is 200-700 hr/ha. A range of residential mix and tenure is advocated. Any redevelopment will need to take into account and address potential impact on infrastructure capacity including those in neighbouring boroughs.

Retail and/or employment use fronting onto Matthias Road at ground floor level is a requirement of any scheme. Any significant amount of retail need to satisfy the requirements of the Council's Development Management Local Plan policies on retail uses. Any residential on this site will require additional car club bays in the vicinity, and perhaps other highway improvements. The nearest stations are Dalston Kingsland and Dalston Junction.

**Update on Planning Status 2016**

No planning activity since the pre-application discussion in 2013.

## 251 ARRIVA / Stamford Bus Garage, Rookwood Road N16 6SS

Ward: Springfield



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**Ownership:** Public

**Area in Hectares:** 0.73

**Existing Use:** Bus garage / depot

**Consideration:**

PTAL 4

No CPZ

**How was the site identified?**

The site was identified in the Housing Capacity Study.

**Timescale:** Medium Term

**Allocation**

Education, other community and residential use

### **Development Principles and Issues**

The operational requirements of Transport for London / Arriva need to be taken into consideration if the site is redeveloped. TfL's requirements will be informed by The Land for Industry and Transport SPG 2012 and subsequent amendments. There is potential to open up the façade on Lebourne Road with sympathetic alterations. The Grade II\* listed Church of the Good Shepherd abuts the southern boundary of the site, and any proposal should respect this setting. Although not listed, the possibility of part retention and conversion of the existing early 20th Century garage building must be explored. Provision for education purposes should be a primary consideration for any future use of this site. Any proposal should include provision for public open space in general and childrens' play in particular. General guidance in terms of residential density for the site is 200-700hr/ha. However, the site is not particularly accessible by public transport given the PTAL rating, so the density proposed, and any access arrangements, will need to consider this.

The site contains a large bus depot/garage building and any development opportunity is dependent on TfL's / Arriva's operational requirements. The site could be used for mixed-use, including residential and community uses. The site offers two extensive frontages onto

Rookwood Road and Leabourne Road. The surrounding buildings on the Rookwood Road side are large stand-alone buildings and includes the Grade II listed Egerton Road Synagogue and Church of the Good Shepherd. Therefore there is potential for buildings in the range of 5 to 7 storeys, meanwhile the Leabourne Road frontage needs to have regard to the residential terrace on either side. Any residential on this site will require additional car club bays in the vicinity, and perhaps other highway improvements. The nearest station is Stamford Hill which is approximately 700m west of the site.

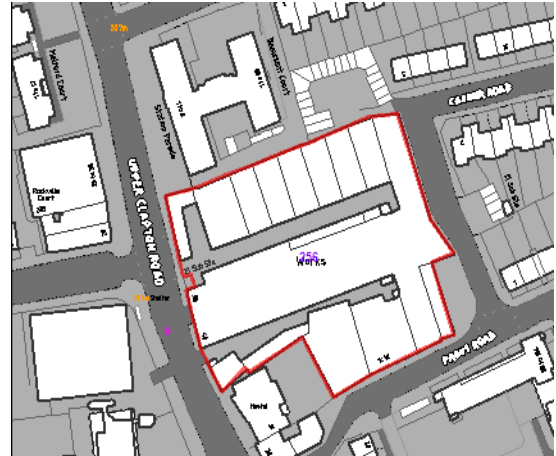
**Update on Planning Status 2016**

No recent planning activity on the site.

**256 Tram Depot, 38-40 Upper Clapton Road E5 8BQ**  
**Ward: Leabridge**



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**Ownership:** Private

**Area in Hectares:** 0.59

**Existing Use:** Retail and workshops.

**Consideration:**

- Prout Street Priority Employment Area
- Local Listed buildings on the site
- PTAL 6a
- No CPZ

**How was the site identified?**

The site was identified through the Housing Capacity Study. Planning permission was granted in 2008 (ref 2008/2715) for the demolition of existing single storey B1 workshop building and erection up to five storey buildings to provide two B1 workshops and residential above. Another application was granted in December 2011 (ref 2010/2879) for the demolition of the existing industrial buildings and partial demolition of the existing Tram Shed, and erection of five buildings ranging in height from two storeys to seven storeys, including the renovation of the Tram Shed, for a mixed use development comprising 85 residential units, and 1867 sqm of light industrial floorspace. In 2014 there were discussions regarding possible amendments to the approve scheme.

**Timescale:** Short to Medium Term

**Allocation**

Employment or employment-led mixed use including residential use.

**Development Principles and Issues**

The site has extant planning permission, if it is not implemented, given the site lies within the Prout Street Priority Employment Area the majority of the proposed floorspace should be for employment use. 38 - 40 Upper Clapton Street also known as the Tram Depot is locally listed, and it covers much of the site.

Retention of the Tramshed and employment uses on the site are considered important elements of development. Any residential use on this site will require additional car club bays in the vicinity, and perhaps other highway improvements. The height, scale and massing should accord with the extant planning permission. The nearest station is Clapton overground approximately 200m away.

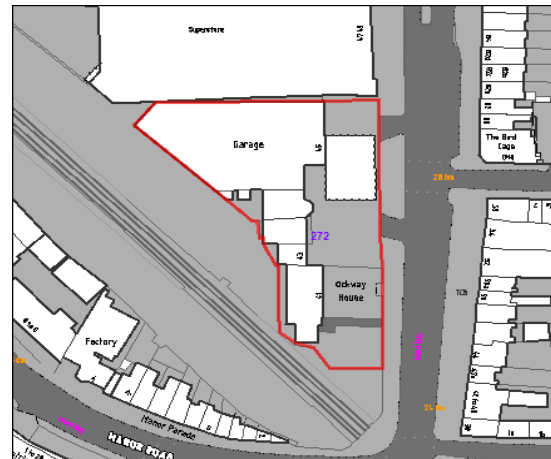
**Update on Planning Status 2016**

Submission of details and non material amendments to planning approval 2010/2879 were granted in 2014. Development has not commenced, and planning approval 2010/2879 has expired.

**272 41-45 Stamford Hill N16 5SR**  
**Ward: Stamford Hill West**



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**Ownership:** Private

**Area in Hectares:** 0.34

**Existing Use:** Offices, car repair yard and petrol station. A retail superstore is adjacent to the site.

**Consideration:**

- Stoke Newington District Centre
- PTAL 5
- No CPZ
- Critical Drainage Area (Group4)

**How was the site identified?**

The site was identified through Council officer survey.

**Timescale:** Medium Term

**Allocation**

Mixed use including retail, employment and residential use.

**Development Principles and Issues**

The site has an extensive high street frontage and lies within Stoke Newington District Centre, so active retail frontage at ground level on Stamford Hill, with employment and residential above or on less prominent frontages is preferred. There is an opportunity to introduce a building frontage closer to Stamford Hill which follows the prevailing context of 3-4 storeys. The site lies within a Tall Building Opportunity Area, therefore mid-rise / taller elements may be appropriate to the rear and the southern part of the site which abuts the railway line, and given the presence of the existing Ockway House. The railway corridor has been identified as being of nature conservation importance and a green corridor for wildlife.

There is potential to intensify and diversify the range of uses on the site. The general guidance in terms of residential density for the site is 200-700hr/ha. The heritage value of the Victorian buildings adjacent to Ockway House will need to be assessed. Any residential use on this site will require additional car club bays in the vicinity, and perhaps other highway improvements.

Stamford Hill station is about 100m south of the site. Any redevelopment needs to take into consideration the fact that the site falls within an identified area at risk from surface water flooding, therefore a Sustainable Drainage System(s) and where appropriate a Flood Risk Assessment must be installed / produced.

**Update May 2016**

Ockway House at 41 Stamford Hill obtained prior notification (ref 2015/3398) for the change of use from office to residential on a number of floors. The site falls within the safeguarding area for Crossrail 2.

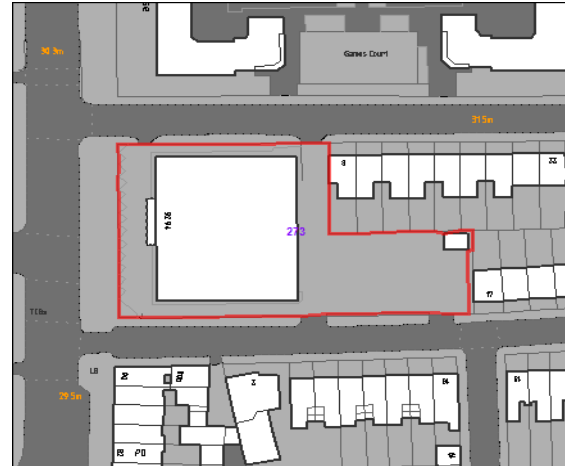


## 273 92-94 Stamford Hill N16 6XS

Ward: Cazenove



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**Ownership:** Private

**Area in Hectares:** 0.34

**Existing Use:** Retail and associated parking.

### Consideration:

- Stoke Newington District Centre
- PTAL 6a
- No CPZ

### How was the site identified?

The site was identified through Council officer survey. There have been discussions in 2012 and 2013 for a residential led mixed use scheme including retail and offices. A planning application (2013/3856) was approved in September 2014 for the demolition of existing building and erection of part 3, part 4 and part 6 storey buildings to provide 307sqm of retail space (A1/A2); 507sqm of business space (B1); and 80 self-contained dwellings.

**Timescale:** Medium Term

### Allocation

Mixed use including retail, employment and residential.

### Development Principles and Issues

Given the site's location within the northern edge of Stoke Newington District Centre, a mix of retail, employment, leisure, community and residential is preferred. Any development must have active ground level uses. Any proposal should follow the prevailing local context of 2-3 storeys with potential for a taller element facing Stamford Hill.

The site has an extensive high street frontage and offers an opportunity for a high quality development and more intensive use of the site including utilising the space above. The general guidance for any residential use is a density range of 200-700hr/ha. Any residential on this site will require additional car club bays in the vicinity, and perhaps other highway improvements.

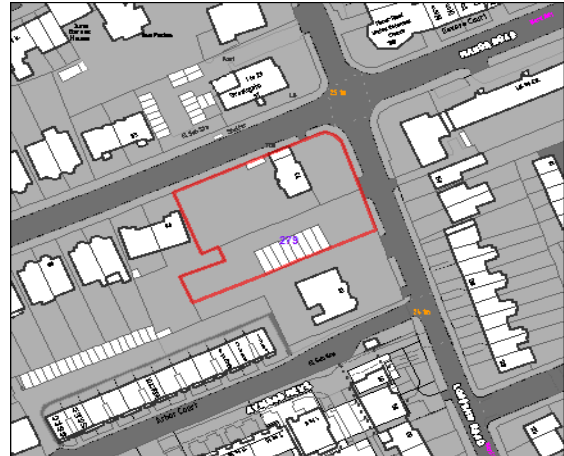
**Update May 2016**

Submission of detailed planning applications relating to planning approval 2013/3856 were granted in 2015. Work has commenced on site.

**279 71-73 Lordship Road N16 0QX**  
**Ward: Clissold**



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**Ownership:** Private

**Area in Hectares:** 0.24

**Existing Use:** Vacant former education use.

**Consideration:**

- Lordship Lane Conservation Area
- Locally Listed building on the site
- PTAL 3
- Brownswood CPZ
- Critical Drainage Area (Group4 029)

**How was the site identified?**

The site has been identified by the Council. A number of planning applications have been submitted on this site for extensions, change of use of St. Mary's Lodge to residential, and for a nursery school at 73 Lordship Road.

**Timescale:** Short to Medium Term

**Allocation**

Education and residential use.

**Development Principles and Issues**

There is a requirement on this site to bring the locally listed 73 Lordship Lane (St Mary's Lodge) back into community (education) use, and opportunity to utilise the land to the rear possibly for residential use. Any redevelopment could be linked with land immediately to the south between St Mary's Lodge and 69 Lordship Lane, which also has potential for residential use. No. 73 is situated in Lordship Park Conservation Area, and any proposed new buildings need to pay particular attention to the setting and view of St Mary's Lodge.

St. Mary's Lodge has been in a state of disrepair for some time, and the refurbishment and re-use of the building is crucial to the realisation of development on the remainder of the site. Any redevelopment needs to take into consideration the fact that the site falls within an

identified area at risk from surface water flooding, therefore a Sustainable Drainage System(s) and where appropriate a Flood Risk Assessment must be installed / produced. Planning conditions or other measures may be imposed to ensure that the infrastructure is provided and completed before occupation of the new development. There is a covenant on 73 Lordship Lane which means it should be used for education or community purposes. However, residential as part of a mixed use scheme including educational and/or community use is supported. The site lies within a CPZ and Stoke Newington station is approximately 1000m from the site.

**Update May 2016**

There have been on-going pre-application discussions on the synagogue car park and on 73 Lordship Road.

## 281 Telephone Exchange, Upper Clapton Road E5 9JZ

Ward: Springfield



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**Ownership:** Public

**Area in Hectares:** 0.17

**Existing Use:** Office

**Consideration:**

- PTAL 4
- No CPZ
- Critical Drainage Area (Group4 017)

**How was the site identified?**

Site was identified by the Council.

**Timescale:** Medium Term

**Allocation**

Mixed use including residential.

**Development Principles and Issues**

There is no planning designation on the site, and it is bounded by residential use. The existing front building line and height (five storey) should be retained and followed, and the general guidance in terms of residential density for the site is 200-700hr/ha.

The operational requirement as a telephone exchange may need to be accommodated into any scheme. The nearest station to the site is Clapton approximately 500m from the site. Any redevelopment needs to take into consideration the fact that the site falls within an identified area at risk from surface water flooding therefore a Sustainable Drainage System(s) and where appropriate a Flood Risk Assessment must be installed / produced.

**Update May 2016**

No recent planning activity on the site.

**285 151 Stamford Hill N16 5LG**

**Ward:** Springfield



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**Ownership:** Private

**Area in Hectares:** 0.34

**Existing Use:** Retail at ground floor and car sales lot.

**Consideration:**

- Stamford Hill Local Shopping Centre
- The eastern part of the site lies within the Stamford Hill Archaeological Priority Area
- PTAL 6
- No CPZ

**How was the site identified?**

The site was identified by the Council.

**Timescale:** Short to Medium Term

**Allocation**

Mixed use including retail and residential uses.

**Development Principles and Issues**

The site lies within Stamford Hill Local Shopping Centre, thus mixed use with active retail frontage at ground floor level is a requirement of any development on this site. As general guidance, the residential density appropriate for the site is 200 -700 hr/ha. The main building on the site is two storeys, while Clock House to the south of the site is seven storeys (30m), and the building to the north is five storeys (15.5m), thus development should be within this scale range.

There is potential to intensify use on the site and to develop above 151 Stamford Hill and utilise the land adjacent to it. The nearest station to the site is Stamford Hill approximately 600m away.

**Update on Planning Status January 2016**

Pre-application discussions (ref 2015/3793/PA and 2015/4033/PA) in 2015 for a mixed use comprising residential and retail. Discussions do not include the existing car lot to the north of 151 Stamford Hill.

## **Appendix 1 Indicative Capacity Schedule**



## Appendix 1 Indicative Capacity Schedule for the Site Allocations LP

1.1 This appendix contains an 'Indicative Capacity Schedule'. This is in line with the NPPF requirement to provide detail on quantum of development. This Schedule provides a rough estimate of indicative 'capacity' for each site, giving an indication of the potential growth and development levels within each site to assist with further forward planning, rather than defining acceptable or prescriptive proposals for sites. The Schedule is intended to be an 'evolving' document and will be reviewed through the Authority Monitoring Report to monitor the provision of new floorspace as individual applications come forward. It is important to understand that these capacities are estimates, and reflect the fact that not all sites will come forward for development, and those that do will come forward in differing manners. It is important to note some of the underlying assumptions for the capacity estimates.

1.2 The following assumptions and factors have been made to estimate the quantum of development:

- Coverage (not building footprints) for the majority of the sites is around 80-95%, based upon the level of coverage in the surrounding area.
- An indicative building height has been applied to each site, based upon the prevailing heights of the existing buildings on the site or immediate vicinity, and where appropriate details from any extant /lapsed planning permission. For the purposes of ease of this exercise, a single indicative height has been applied across the whole site, when in most cases proposals coming forward for individual sites will contain a variety of building heights.
- An 'average' unit size of 73sqm has been applied to calculate the residential element (as a mid-way guide of dwelling size to cover a range of bedroom sizes required in development)
- There are a variety of uses that are considered appropriate on the majority of the sites, and thus an estimated split of uses has been assumed, particularly on sites within the designated employment areas where the primary use must be for employment purposes.

1.3 For the Area Action Plans and the Housing Estate Regeneration Programme estates included in this document, the above assumptions and factors above have not been applied. The quantum of development shown below for these areas and estates are based upon the work in progress and / or completed for these areas/estates.

1.4 It is important to note that as development applications come forward, they are expected to meet the relevant site policies, and other Council planning policies. The main purpose of the Schedule is to give an indication to the Council on potential floorspace that may come forward, rather than defining acceptable proposals for sites.

1.5 The scale of development means that there could be implications on infrastructure facilities including those in the neighbouring boroughs. Developers / landowners must consider potential impact on infrastructure at an early stage of any development process.

Therefore they should contact service providers, in particular the utility service providers, about potential capacity issues. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing infrastructure. If work to infrastructure is necessary, this may have to be completed before the development can be implemented or occupied.

**Table 1 Revised Indicative Capacity for each site**

(Where the reference is in bold the quantum of development stated are derived from work from other programmes, documents, approved or pending planning applications or formal pre-application discussions see paragraph 1.3 above).

SALP Ref	Name	Site Area	Refurbishment/ New Build	Employment (Sqm)		Retail (Sqm)		Community (Sqm)		Leisure (Sqm)		Residential (Units)	
				Gross (Capacity)	Net	Gross (Capacity)	Net	Gross (Capacity)	Net	Gross (Capacity)	Net	Gross (Capacity)	Net
<b>Housing Estate Renewal Programme</b>													
<b>6</b>	Colville Estate, Hyde Road, N1 5PT	4.21	New Build	700	700	0	-350	300	100	0	0	884	466
<b>7</b>	Kings Crescent, Green Lanes	4.51	Refurb and New Build	0	0	574	304	205	44	230	230	765	490
<b>9</b>	Marian Court, Homerton High Street, E9 6BT	0.78	New Build	0	0	0	0	56	0	0	0	116	-19
<b>10</b>	Bridge House, Homerton High Street, E9 6JL	0.36	New Build	0	0	104	104	0	0	0	0	78	78
<b>12</b>	Tower Court, Clapton Common, E5 9AJ	0.7	New Build	0	0	0	0	0	0	0	0	129	62
<b>15</b>	King Edwards Road, E9 7SL	0.26	New Build	0	0	0	0	0	0	0	0	32	32
<b>16</b>	St Leonard's Court and adjacent land, N1 6JA	0.55	New Build	0	0	0	0	0	0	0	0	72	8
<b>283</b>	Nightingale Estate, Downs Road, E5 8LB	8.54	Refurb and New Build		0		0		0		0	1500	600
<b>286</b>	Woodberry Down, Seven Sisters	30.64	New Build	3080	3080	5390	4420	20020	1771 2	10010	10010	5557	3544

	Road, N4 1DH												
<b>Sites within the Shoreditch Area</b>													
27	213-215 New North Road, N1 6SU	0.27	New Build	3257	2888	0	0	0	0	0	0	88	88
84	337 Kingsland Road, E8 4DA	0.24	New Build	647	420	323	323	0	-211	9806	9806	0	0
95	12-20 Paul Street, EC2A 4JH	0.4	New Build	15637	12850	191	191	3242	229	0	0	0	0
99	110 Clifton Street, EC2A 4HT	0.21	New Build	3170	2658	250	250	0	0	0	0	31	31
100	64-80 Clifton Street and 4-8 Holywell Row, EC2A 4HB	0.17	Refurb and New Build	3491	-2758	250	250	0	0	0	0	34	34
101	Holywell Lane, at Junction of King John Court and Great Eastern Street, EC2A 3NT	0.35	New Build	13362	4212	0	0	0	0	0	0	122	122
103	35-45 Great Eastern Street, EC2A 3ER	0.11	New Build	5472	5088	0	0	0	0	0	0	50	50
107	Telephone Exchange, Shoreditch High Street, E2 7DJ	0.22	New Build	7000	-630	275	275	1000	1000	0	0	76	76
108	Bishopsgate Goodsynd, Shoreditch High Street, E1 6JU	1.25	New Build	119233	119233	4050	4050	5875	5875	5875	5875	462	462
115	EDF Energy Substation Site, 10 Appold Street, EC2N 2BN	0.5	New Build	24194	24194	0	0	0	0	0	0	221	221

121	Telephone House, 110 Tabernacle Street, EC2A 4LE	0.38	New Build	14255	2383	250	250	0	0	0	0	132	132
124	Land bounded by Crown Place, Wilson Street, Earl Street, EC2A 2AL	0.37	Refurb and New Build	50545	40607	4021	3188	2872	2872	0	0	0	0
125	Land bounded by Curtain Road, Worship Street & Scrutton Street, EC2A 1LP	1.7	Refurb and New Build	47318	10254	2000	825	500	500	750	750	432	432
126	225 City Road, EC1V 1LP	0.37	New Build	11585	11585	250	250	0	0	0	0	108	108
127	Crown House, 145 City Road and 37 East Road, EC1V 1LP	0.33	New Build	11336	531	116	116	0	116	116	302	302	302
128	Land bound by Curtain Road, Hewett Street, Hearn Street & Plough Yard, EC2A 3LP	0.72	New Build	32358	21513	327	293	0	0	0	0	385	373
129	London College of Fashion, 100-102 Curtain Road, EC2A 3AE	0.17	New Build	0	-772	0	0	9000	9000	360	360	0	0
130	Site at Junction of Shoreditch High Street and Commercial Street, E1 6PG	0.37	New Build	5945	5204	750	396	0	-492	0	0	61	50

137	84-90 Great Eastern Street, EC2A 3DA	0.21	New Build	560	57	0	-564	0	-	1423	3440	3440	103	103
138	Site bound by Clere Street and Tabernacle Street, EC2A 4EA	0.18	New Build	6658	6658	0	0	0	0	0	0	0	61	61
139	5-13 Holywell Lane and Former Depot, EC2A 3PQ	0.3	New Build	10162	10162	1654	1422	0	0	0	0	0	8	2
204	10-50 Willow Street, EC2A 4BH	0.19	New Build	3715	507	0	0	0	0	4541	4541	0	0	0
206	Wakefield House, Chart Street, N1 6DD	0.31	New Build	7000	-3100	0	0	1000	1000	3760	3760	107	107	107
233	113-137 Hackney Road, E2 8ET	0.58	New Build	18476	16824	300	300	0	0	0	0	0	172	172
244	1-13 Long Street, E2 8HN	0.54	Refurb and New Build	8795	8677	0	0	0	0	0	0	0	73	38
268	Britannia Leisure, Hyde Road, N1 5JU	1.07	New Build	5105	5105	0	0	0	0	24926	16714	176	176	176
270	Former Rose Lipman Library and Environs, Downham Road, N1 5TH	0.76	New Build	5136	4368	1014	1014	608	-	1817	0	0	245	226
<b>Hackney Central and Environs</b>														
133	London College of Fashion, 182 Mare Street	0.49	New Build	5622	5622	0	0	5000	3679	0	0	0	218	218
134	Hackney Police Station, 2 Lower Clapton Station	0.17	Refurb and New Build	100	100	0	0	579	-	2715	0	0	37	37

143	Ash Grove Bus Garage and Adjacent land on Andrew Road	2.38	New Build	61982	60125	0	-931	0	0	0	0	0	0
166	Land Bound by Mare St, Warburton Rd, and Bayford St	0.52	New Build	5487	22	247	-579	431	431	0	0	115	115
190	Arches 189-222 Morning Lane	1.06	Refurb and New Build	1732	-1732	1732	1732	0	0	0	0	0	0
223	27-37 Well Street	0.4	New Build	3599	3599	3600	2373	0	0	0	0	66	66
225	Works Andrews Road/ Sheep Lane	0.49	New Build	12643	10551	100	100	0	0	0	0	0	0
271	164-170 Mare Street	0.12	New Build	447	-5	250	250	500	-132	400	400	15	15
<b>Sites in North Hackney</b>													
135	Wilmer Business Park, Wilmer Place, Stoke Newington, N16 0LH	0.5	New Build	1864	-1465	2112	1525	166	166	0	0	54	47
136	Anvil House, 8-32 Matthias Road, Stoke Newington, N16 8NU	0.21	New Build	664	-2701	136	-1275	0	0	0	0	85	85
251	ARRIVA/Stamford Hill (Bus) Garage, Rookwood Road, N16 6SS	0.73	New Build	4771	-1632	0	0	1000	1000	0	0	210	210
256	Tram Depot, 38-40 Upper Clapton Road, E5 8BQ	0.59	Refurb and New Build	1830	-1942	37	37	0	0	0	0	85	75

272	41-45 Stamford Hill, N16 5SR	0.34	New Build	5985	3680	500	500	500	500	500	500	68	65	
<b>273</b>	92-94 Stamford Hill, N16 8XS	0.34	New Build	507	507	307	-1144	0	0	0	0	80	80	
279	71-73 Lordship Road, N16 0QX	0.24	Refurb and New Build	0	0	0	0	1628	1370	0	0	52	52	
281	Telephone Exchange, Upper Clapton Road, E5 9JZ	0.17	New Build	3064	1549	0	0	0	0	0	0	28	28	
285	151 Stamford Hill, N16 5LG	0.34	New Build	4542	1874	3000	2681	0	0	0	0	69	69	
			<b>Totals</b>	553031	390650	34110	22576	54482	3868	8	64714	56502	13764	9055



**Revised Table 2 Indicative Capacity Schedule**

	<b>Floorspace (gross)</b>	<b>Floorspace (Net)</b>	<b>Units (gross)</b>	<b>Units (net)</b>
<b>Residential</b>			13764	9055
<b>Employment (Sqm)</b>	553031	390650		
<b>Retail (Sqm)</b>	34110	22576		
<b>Community (Sqm)</b>	54482	38688		
<b>Leisure (Sqm)</b>	64714	56502		

## Appendix 2 Total Net Anticipated Housing delivery during the SALP plan period (2028)

The following table sets out the anticipated net new housing delivery during the SALP plan period from anticipated sources. This table will be updated periodically to reflect other emerging anticipated housing sources as they become more definitive (such as through further AAPs identified in the Council's LDS).

<b>Housing Source</b>	<b>Anticipated Net Housing Delivery</b>
<b>SALP (excluding AAPs)</b>	9055
<b>Adopted AAPs referenced in SALP (not including Hackney wick)</b>	3285
<b>Emerging AAPs as per adopted LDS Nov 2014 (Stamford Hill and Shoreditch)</b>	At least 2000
<b>Planning Permissions</b>	4068
<b>Windfall</b>	5160
<b>Long-term empty homes returning to use</b>	847
<b>Other estate renewal projects not in the SALP</b>	26
<b>Total from confirmed sources</b>	22,441
<b>Total including emerging AAPs</b>	At least 22,441

Please note this figure is based on initial evidence for the Stamford Hill and Shoreditch AAPs, which is considered to be minimum based on initial evidence provided to support the AAPs development.

### Appendix 3 Abbreviations and Glossary

**Archaeological Priority Area:** Areas where there is likely to be archaeological remains, an assessment and liaison with English Heritage would be required.

**CAZ** Central Activity Zone: An area in London where planning policy promotes finance, specialist retail, tourist and cultural uses and business activities.

**CPZ** Controlled Parking Zone: CPZ in Hackney <http://www.hackney.gov.uk/parking-cpzs-and-operationalhours.htm>

**Channel Tunnel Rail Link:** A high speed rail link for international and domestic trains, from the second international passenger terminal at St Pancras, through twin tunnels beneath Hackney, along the North London Line corridor.

**Crossrail 2:** (Formerly known as the Hackney-Chelsea Line) will link Hackney and south west London. The precise route, the character and the role of the link have not yet been assessed.

**District Town Centre:** A category of town centre as defined and designated by the London Plan. These traditionally provide convenience goods and services for local communities. Hackney Central–Mare Street, Stoke Newington, and Finsbury Park are the designated District Centres in Hackney.

**Local Shopping Centre:** A category of centre below district town centre as defined by the London Plan. These have a role to play in addressing the retail and other services of a localised area.

**PEA** Priority Employment Area: identified areas, sites and / or land in and around town and local centres and other areas of high public transport accessibility where clusters of employment uses exists or can be promoted to in a sustainable environment appropriate to employment uses.

**Potential Child Play Area:** Area identified in the Hackney Core Strategy (Nov 2010) where dedicated childrens play facilities if appropriate would enhance any proposal.

**PTAL** Public Transport Accessibility Level: A measure of the extent and ease of access to the public transport network. They range from 6b (excellent) to 1 (very poor).

**Public Park AoD:** Area of Deficiency: Area identified in the Hackney Core Strategy (Nov 2010) as being beyond 400 metres of a public open space as defined under *Table 7.2 Public Open Space Categorisation* of the London Plan.

**SINCs** Site of Importance for Nature Conservation: Sites of nature conservation value which include Metropolitan, Borough Grade 1, Borough Grade II and Local Importance.

**Safeguarded Strategic Transport Infrastructure:** A consultation zone around Hackney's sections of Crossrail 2 and Channel Tunnel Rail Link (see above).

**Strategic Views:** Views see from places that are publicly accessible and well used. They include significant buildings or urban landscape that help to define London at a strategic level. Strategic view designations in London are designated by the London Plan View Management Framework. Parts of Shoreditch fall within the background assessment area of St Paul's Cathedral from Westminster Pier, and St Paul's Cathedral from King Henry VIII's Mound.

**Tall Buildings:** Buildings that are considered to be tall in the context of relatively low-rise development. In Hackney this is sub-categorised into;

- Mid Rise – Buildings that are considered to be tall in the context of relatively low-rise development but in absolute terms in the region of 18-29 metres (6-9 storeys)

- Tall – buildings that are significantly taller than the mean height of surrounding development. These buildings are anticipated to be set within a highly urban context and be in the approximate range of 30 – 45 metres (10-15 storeys)
- Very Tall - Buildings that are excessively taller than the surrounding built form. These buildings would be from 46 metres upwards (16 storeys plus)

#### APPENDIX 4 ALLOCATIONS IN SALP WHICH SUPERSEDE ADOPTED UDP DESIGNATIONS

1.1 The Table below shows the 1995 UDP sites designations which have been superseded by the SALP allocations. Those other UDP sites designated which have not been listed in the table have either been superseded by the Core Strategy, the AAPs and the DMLP or have been implemented and therefore deleted.

Ref No	Designation Number on 1995 UDP Proposals Map	Address	UDP Designation	Change to SALP Number & SALP Map	Address	SALP Page No	SALP Replacement Policy/Proposal
1	74	Nightingale Estate	Comprehensive Estate Initiative.	283	Nightingale Estate, Downs Road, E5 8LB.	35	Residential and supporting uses including commercial and community facilities.
2	92	Ash Grove Bus Garage	Suitable for B1, B2 and B8 development	143	Ash Grove Bus Depot, Andrews, Road E8 4RH	109	Depot and / or employment uses.
3	130	Site of 5 – 13 (consec) Holywell Lane and former transport repair depot, King John Court	Safeguarded for Class B1, B2 development.	139	Site of 5 – 13 (consec) Holywell Lane and EC2A 3PQ	80.	Employment led mixed use including hotel and retail.
4	133	Site bounded by Clere Street, Tabernacle Street, Leonard Street, Paul Street and	Safeguarded for Class B1, B2 development.	138	Site bounded by Tabernacle Street EC2A 4EA.	78	Employment or mixed use development including office and residential uses.

		Clere Place.					
5	134	Site of former St. Matthews Hospital, Shepherdess Walk.	Suitable for Class B1 development.	126	225 City Road, EC1V 1LP.	66	Employment or mixed use development incorporating commercial (office and retail) and residential uses.
6	136	276 -286 Old Street, 84 – 90 Great Eastern Street	Suitable for mixed development including class B1, A1, A2, A3, Leisure development.	137	84 – 90 Great Eastern Street, EC2A 4EA.	76	Employment, or employment-led mixed use including hotel, cultural facilities and residential use.
7	138	Former Bishopsgate Goods Yard (Western Part)	Suitable for major office development including provision for extension of East London Line across site	108	Bishopsgate, Shoreditch High Street, E1 6JU.	56	Employment (office) led mixed use with ancillary uses including residential, retail and public open space.
8	141	167 Commercial Street and 21 – 32 Shoreditch High Street.	Suitable for major office development.	130	Site at Junction of Shoreditch High Street, E1 6PG.	74	Employment, or employment-led mixed use

