

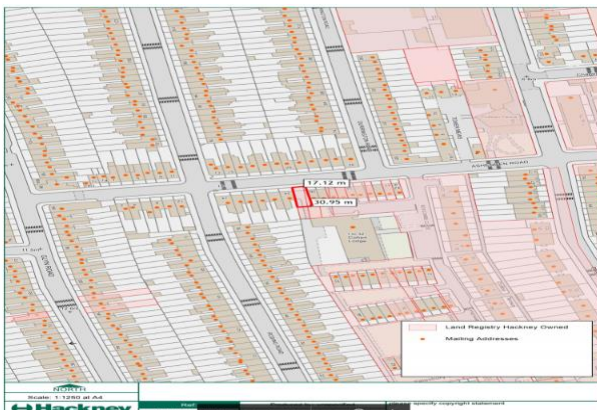
## Land adj 24 Ashenden Road, E5 0DP



Site from Ashenden Road [google street view Ashenden Road](#)



LBH 2019



OS and street view [OS map](#)

## Introduction

The Mayor of Hackney has committed to encouraging housing innovation, including cooperative and self-build ideas. In accordance with this the Council will bring forward a 'Self Build Challenge' in 2020, where it will use its own resources to help deliver a self-build scheme. The Council will advertise a Council-owned site to residents and invite bids from individuals, households, and groups who want to develop their own homes. The competition will be promoted to those on the self build register. Through the competition Hackney Council will test how sites could be used not only by those interested in self building their own homes, but also by households in housing need.

Ashenden Road is one of the first sites identified by the Council to deliver this commitment.

### **The site**

Ashenden Road runs in a East - West direction, and is located in the eastern part of the borough in a predominately residential area. The commercial area of Hackney Central and Homerton Hospital (approximately 400m<sup>1</sup>) are to the West, and the edge of Hackney Marshes is around 550m to the East. Homerton Road is to the south, and Homerton itself is identified as a growth area in the Council emerging Local Plan 2033.

The site is rectangular in shape, measuring approximately 46sqm, with a 5.2m frontage onto Ashenden Road, and a depth of around 22m. It is situated between numbers 24 and 26 Ashenden Road. The site is devoid of any buildings, and appears to have been a pedestrian route linking Ashenden Road to the Linzell housing estate, and vice versa. This route has been gated off and some planters and raised beds have been positioned in front of the gate.

26 - 42 and 42a Ashenden Road is a three storey terrace block dating from the 1980s, while no 24 forms the bookend of a two storey Victorian terrace. Some of the units in 26-42 including nos 26 and 28 are no longer in Hackney ownership, while no 24 is in private ownership.

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<sup>1</sup> As the crows flies



Site from Linzell Estate looking onto Ashenden Road



Rear of 26-42 Ashenden Road

26-42 Ashenden Road forms part of the Linzell estate, immediately to the rear of the site is Cohen Lodge which is a residential block managed by a Register Provider, within the the Linzell estate. Linzell estate including 26-42 Ashenden Road appears to be largely managed by Hackney Housing nee Hackney Homes.

Ashenden Road has a PTAL level of 3 (moderate), while Homerton High Street is better with rating of 4 - 6a (6b is the the most accessible in terms of public transport, while 1 is the lowest). Homerton Station London Overground rail is approximately 800m (10mins walk) south west of the site. There are also a number of bus routes in nearby roads, with the main stop being Homerton Hospital. [TfL PTAL Webcat](#)

Chatsworth Road Local Centre, and the Hackney Central Major Centre, both to the West of the site are the nearest designated commercial areas. The former (approx 350m) hosts a weekly street market [Chatsworth Road market](#) on a Sunday, and the Castle Cinema is located at 64-65 Brooksby's Walk, just outside the local centre. Chatsworth Road has been described as the spine of the are joining Homerton and Lower Clapton.

Hackney Central Major centre, about 900m from the site, is the borough's civic and cultural hub. Hackney Town Hall, the Hackney Empire theatre, library, museum and cinema provides a concentrated node of cultural and civic institutions.

<b>Local Plan 2033 - Definition of :</b>
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**Local Centre**

Local centres include a range of small shops of a local nature, providing services for local communities (a small catchment) and are of cumulative strategic significance. Typically, local centres include a small supermarket, a newsagent, a sub-post office and a pharmacy.

**Major Centre**

As categorised by the London Plan, Major Centres normally serve the whole of the borough and beyond. They generally contain over 50,000sqm of retail, leisure and service floor space with a high amount of shops for items such as clothes compared to food shopping. They may also have significant employment, leisure, service and civic functions.

Although not a designated centre in terms of planning policy this stretch of Homerton Road to the South of the site contains a number of commercial and community facilities, including the Wally Forster Community centre and the John Howard Centre. The Homerton area is centered around the hospital and St Barnabas. Church, and Homerton is identified as a key growth area in Hackney's Local Plan 2033. [Local Plan 2033 Submission](#)

In addition to Hackney Marshes, Mabey Green, which contains a number of artificial football pitches, is also within walking distance of the site. There are also several schools nearby including: Kingsmead Primary, Daubeney Primary and Ickburgh School.

There are no planning designations on the site, and there are no buildings considered to be of designated heritage assets value in the immediate vicinity.

## **Alternative Use**

This Brief is specifically related to the Mayor's Self Build Challenge, therefore alternative uses are not considered.

## **Design considerations**

The principle of residential is supported, the site can be accessed from Ashenden Road, and Linzell estate. Therefore, the front from any development can be either North or South facing, although the preference would be for North facing as it will integrate with the existing terrace on Ashenden Road.

The site is surrounded on all sides by residential. On Ashenden Road itself , the site is a break between two terrace blocks albeit built in different eras, therefore any proposal should take into consideration of these existing buildings, and spatial characteristics of the street.

Hackney's Characterisation Study (March 2018) [Characterisation Study](#) concludes that Victoria terrace typology dominates the residential neighbourhoods of Hackney and it has proved an adaptable and resilient form. The majority of the terraced streets in Hackney achieve good urban densities, as a type of typology they could allow higher densities to be achieved without sacrificing the strong street character the typology supports. Opportunities include:

- Taller formats such as three town houses with an integral roof garden.
- Stacked maisonette forms to double the number of homes a terraced street can support
- Introduction of mews streets with blocks to intensify land use at the block scale

The site could accommodate a single dwelling house, or the possibility of 2-3 self contained flats provided that they meet the criteria of the self built competition, and the principles of Hackney planning policies.

The Council would be looking for a design that respects and responds sensitivity to the local context, without compromising on the quality of the proposed dwelling, and the privacy of the household(s). Internally, floorplans should seek to balance the need for individual privacy with group / family interaction.

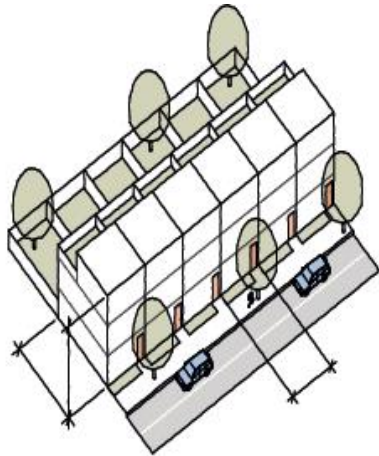
The treatment of the external space in terms of landscaping and use needs to be integral to the scheme to ensure that it makes a positive contribution to the area.

**Key Characteristics of Victoria Urban Terrace**

Typical storey height: 2 - 3  
Typical street width: 15 - 18m  
Typical block size: 150x60m  
Floor area ratio: 0.47  
Parking: on-street  
Public open space: no  
Private open space: front and back gardens

**Key Characteristics of a low rise 60's onwards (1960s - 1990s)**

Typical storey height: 2  
Typical street width: 21m  
Typical block size: 21x10m  
Floor area ratio: 0.40  
Parking: front yard and on-street parking  
Public open space: no  
Private open space: gardens



*Fig 102 Town house - adding a storey to the typical terrace typology (Allies and Morrison sketch)*



*Fig 103 Stacked maisonettes - the reinvention of this post-war format is being used as way of increasing the density of the typical terraced street typology (Allies and Morrison)*

#### **Extract from Hackney Characterisation Study**

Any design should accord with the policies of the Council (see also Appendix 2 Planning Policy Context):

- Policy LP1 *Design Quality and Local Character* of the Hackney Local Plan 2033 seeks high architectural and urban design quality. It sets out the overall criteria including but not limited to responding to local character and context, existing townscape, and the use of attractive, durable high quality material.
- Policy LP2 *Development and Amenity* sets out the amenity consideration, seeks to ensure that developments are designed to ensure there are no significant adverse impacts on the amenity of occupiers and neighbours.
- The Council applies internal and external space and accessibility standards set out in the [London Plan Intend to Publish \(December 2019\)](#) in particular Table 3.1 'Minimum Internal space standards for new dwelling', and [GLA's Housing SPG](#).

- Hackney's Sustainable Design and Construction SPD [Hackney's Sustainable Design & Construction SPD](#)

Design should seek to mitigate the impact of climate changes through design which minimises exposure to the effects, and technologies which maximise sustainability.

In accordance with Council's policy any proposal should be car free, unless it is for disable parking.

There is an electricity / utility cabinet on the site which may have to be relocated or accommodated within any development. This will be dependent upon the operational requirement of the supplier / owners.

### **Planning History**

There is no planning history on the site.

**End**



**Appendix 1**  
**Examples of infill housing development in Hackney**



**146A Rushmore Road**



**75a De Beauvoir Road Google**



**72 Sandringham Road**



83 Maury Road Google

## Appendix 2

### Planning Policy Context

#### National Planning Policy Framework (February 2019)

In the glossary of the NPPF self build and custom housing is defined as : Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

Under Section 5 `Delivering a sufficient supply of homes' of the NPPF, paragraph 61 states that "Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and *people wishing to commission or build their own homes.*"

#### London Plan intend to publish (December 2019)

Policy H2 small sites of the draft London Plan (July 2019) encourages development on small sites. It recognises that small sites (below 0.25 hectares) can make a substantially greater contribution to new supply across the city. The policy is not specifically about self build, but one of the criterion does recognise the option of self build as a form of supply, and encourages planning decisions and plan-making to "support those wishing to bring forward custom, self-build and community-led housing".

#### Hackney's Local Plan 2033

The main theme of the [Local Plan 2033 Submission](#) is the delivery of sustainable growth, including genuinely affordable housing to ensure new homes meet the needs of residents. Self contained housing is the priority for residential land use in the borough and is the type of land use for which there is the greatest need. The Council will support the development of smaller sites including infill housing development and innovative approaches to housing delivery.

Emerging policy LP16 `Self/Custom-Build Housing' of Hackney's Local Plan 2033 supports this approach to development.

#### LP16 Self/ Custom Build Housing

- A. Proposals for self/custom build housing projects to meet demand will be supported provided they are compliant with all other plan policies.

- B. Large developments of 0.25ha or more should seek to make provisions for serviced plots of land for self/custom build housing, subject to the characteristics and constraints of the site and area.
- C. Self/custom-build development will be supported and encouraged on infill development sites provided the scheme is in accordance with all other development plan policies

### **Key Local Plan 2033 Policies**

The Council will assess any planning application against the policies in the Local Plan. Particular regard will be given to compliance with the following policies:

PP10 Homerton

LP1 Design Quality and Local Character

LP2 Development Amenity

LP16 Self / Custom -Build Housing

LP13 Affordable Housing<sup>2</sup>

LP17 Housing Design

LP45 Parking and Car Free Development

LP54 Overheating

LP55 Mitigating Climate Change

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<sup>2</sup> Applicants can applied for Self Build Relief which provide for exemption from CiL. [Self Build Relief guidance](#). Self build schemes for developments under 1000sqm can also claim exemption to S106 contributions.

## Appendix 3

### Planning and Building Control

Proposals for a self build home(s) will require a **full planning permission application** to be submitted to Hackney Council. Guidance regarding the planning process and guidance are available at [Hackney Planning Guidance](#)

The Council Planning Office offers a [pre-application advice service](#), you can :

- Request the 15 day pre-application service. This is suitable for householders, other and small scale development proposals. This does involve a fee, which at January 2020 is £360 for proposals of 1-4 residential dwellings.

Before submitting a planning application, applicants should look at the Council's [Full Application Validation checklist](#). The essential requirements for a residential dwelling are:

#### Planning Application Checklist :

- Completed Application Form
- Ownership Certificate (A, B,C or D as applicable)
- The appropriate planning fee. At January 2020 the fee is £462 per dwelling. The planning fee excludes any other expenses in developing the planning application.
- Location Plan which can be obtained from a number of sources including the Ordnance Survey.
- Design and Access Statement - This should seek to explain and justify the application, and provides details regarding proposed materials, landscaping etc. Further guidance about [Design and Access Statement](#)

#### Plans required

- Existing and Proposed Elevations (at 1:50 or 1:100 scale)
- Existing and Proposed Floor Plans (at 1:50 or 1:100 scale)
- Existing and Proposed Site Sections and finished floor and site levels (at 1:50 or 1:100 scale)
- Roof plans (at 1:50 or 1:100 scale)
- Community Infrastructure Levy (CIL) Form 0

#### Possible requirements

- Affordable Housing Statement and Viability Report
- Daylight / Sunlight Assessment
- Tree survey / Arboricultural Implications

When a planning application has been submitted and validated, the application will be allocated to a planning officer who will process the application, including :

- Evaluation and site visit, and public consultation.
- Decision making (an application can be refused as well as approved). The Council will seek to determine an application within 8 weeks of its validation.
- Post planning - discharging conditions, complying with conditions

### **Building Control**

Any new development will require will need approval under [Building Regulations](#), which is separate from planning permission. Hackney Council does offer a [Building Control Service](#) which can help from the start to the finish of the build ensuring that it is safe, secure and sustainable.