

# STAMFORD HILL AREA ACTION PLAN

NOVEMBER 2021

Draft for Consultation



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# 1. Introduction

## 1.1 What is the Stamford Hill Plan?

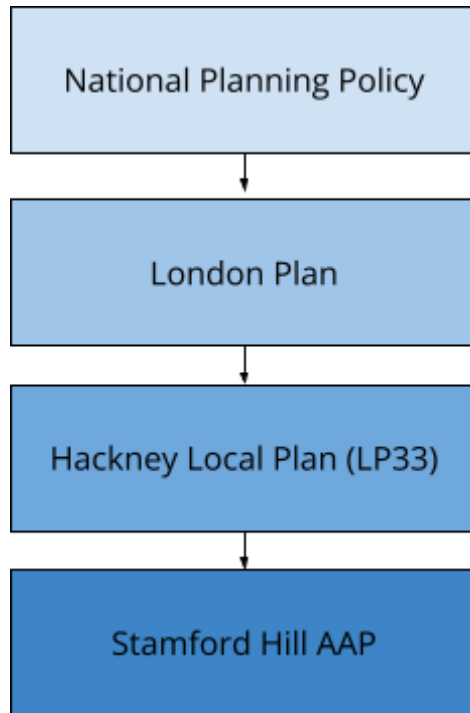
The Stamford Hill Area Action Plan (AAP) is a planning document which will provide a comprehensive framework for Stamford Hill for the next 15 years. The Plan will manage existing development pressures and shape future growth in a sustainable manner.

The Plan evolved from discussions relating to Neighbourhood Planning which took place in Stamford Hill during 2013 and 2014. Two local groups with different agendas applied for Neighbourhood Forums in Stamford Hill. Both groups had local support but different approaches in relation to planning. Working with both sides, the Council developed an alternative approach. Meetings were held with both groups which resulted in agreement to develop a fully inclusive AAP for Stamford Hill.

The Plan provides a framework for growth which safeguards the area's unique character and can be used to guide future development in the area. The Plan will ensure that development delivers real benefits to the community, particularly in terms of maximising the supply of large family homes, improving public space and public realm, providing new schools and community facilities and improving local shopping centres in Stamford Hill. In producing the Stamford Hill AAP, the Council has involved the community in a positive way to build a new vision for the future of Stamford Hill.

## 1.2 Planning Policy Context

The Stamford Hill AAP is not being developed in isolation, it is consistent with relevant national, regional and borough wide planning policies. Once the plan is finalised, examined and adopted it will form part of the borough's Local Plan. The AAP's policies and projects will then help direct and shape new development in Stamford Hill as it will be applicable to determine planning applications located within the AAP boundary area. Figure 1 shows the Stamford Hill AAP in the wider policy context.



*Figure 1 – The relationship of the Stamford Hill Plan with other plans and policies in Hackney.*

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

The Stamford Hill AAP must comply with national policy guidance as set out in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). The AAP is in accordance with the law set out in the Localism Act (covering Duty to Cooperate and Neighbourhood Plans) and the Planning Compulsory Purchase Act.

The NPPF has introduced a presumption in favour of sustainable development that requires local planning authorities to plan positively to seek opportunities to meet objectively assessed development needs. Planning applications that accord with the policies in this plan will be approved without delay, unless material considerations indicate otherwise. The Council will work proactively with applications to secure development opportunities that economically, socially, environmentally benefit the area.

### **London Plan**

The London Plan is prepared by the Mayor of London, setting out regional planning policies for all of London regarding housing, transport, economic development and the environment. It forms part of Hackney's Development Plan, and therefore, the AAP must be in general conformity with the London Plan, as adopted in March 2021. Stamford Hill contains areas of Metropolitan Open Land, which are protected through the London Plan, including Springfield Park.

### **Upper Lee Valley Opportunity Area Planning Framework (2013)**

The Upper Lee Valley Opportunity Area Planning Framework (ULV OAPF) was adopted by the Greater London Authority (GLA) in July 2013, in collaboration with Transport for London (TfL) and the London Boroughs of Enfield, Haringey, Waltham Forest and Hackney which the Upper Lee Valley covers.

The OAPF seeks to increase the number of homes, jobs and the quality of the environment within its area by producing an overarching framework for the regeneration of the area. The ULV OAPF is a Supplementary Planning Document to the London Plan and will be used as a material consideration in the determination of planning applications.

### **Neighbouring Authorities**

Stamford Hill is located at the north of the borough. It is adjacent to the boroughs of Haringey and Waltham Forest and in close proximity to Islington. The Stamford Hill AAP will need to work in coordination with these neighbouring authorities and their policies.

The NPPF requires local planning authorities to prepare and maintain statements of common ground which document cross-boundary matters being addressed and the progress made in addressing them. This requirement will be tested and verified during the examination process before the AAP can be formally adopted.

It is therefore important for Stamford Hill AAP to work in tandem with the emerging and adopted local policy positions of neighbouring boroughs. The cooperation has many far-ranging benefits and will be instrumental in helping address cross-boundary issues and objectives such as; housing need, demand for community space, transport issues, corridor capacity and public realm.

### **Local Plan 2033 (LP33)**

The borough-wide Local Plan 2033 (LP33) adopted in July 2020 sets out a vision, a growth strategy and the supporting policies to guide development in the Borough through to 2033. Visit [hackney.gov.uk/lp33](https://hackney.gov.uk/lp33) to read and/or download the Local Plan.

The Stamford Hill AAP has been developed alongside the LP33. Policies within the LP33 will also apply to the Stamford Hill Area. Once examined and adopted, Stamford Hill AAP will form part of the development plan for the borough.

The AAP establishes the local spatial planning framework for the area, giving detailed expression to the Stamford Hill Place Policy 4 (PP4) of LP33 that sets out overall strategic principles for Stamford Hill that have informed the AAP's objectives. The AAP sets out a vision, objectives and policies to help deliver these principles and to promote positive change to address local issues, especially around overcrowding.

The AAP builds upon the LP33 evidence base and the policies in the Local Plan have informed the development of the draft policies outlined in this document. The AAP provides area based policies for Stamford Hill, some of which supersede the borough-wide policies in

LP33 and this is detailed in Part 7. Alongside, the core components of the LP33, the AAP has been informed by the broader corporate aims of the Council and the strategic objectives across Hackney, as outlined in the following documents:

- Corporate Plan 2020-22
- Transport Strategy 2015-25
- Community Strategy 2018-2028
- Joint Health and Wellbeing Strategy 2015-2018
- Draft Hackney's Air Quality Action Plan 2020-2025

## 1.3 What's happened so far?

### Previous Consultation and Community Engagement

As a statutory planning document, the Plan has followed an established process of formal consultation, providing opportunities for all to be involved throughout. Engagement with members of the community and community groups has been central to the Stamford Hill AAP process from inception to date. This has helped form a shared vision for the future of Stamford Hill.

### Early Engagement

Community engagement has been ongoing over the development of the plan. There have been a variety of engagement strategies used, the main approaches include street consultations, community workshops and working with local schools. The Council has sought to maximise inclusion and identify shared concerns across religious, cultural and party political divides throughout the process.

To build support across the whole community, a Cross Party Steering group involving local Ward Councillors from both political parties was set up to steer the delivery of the plan. The Council also set up a Community Panel which has included Councillors and local people who live or work in Stamford Hill.

### Cross Party Member Steering Group

A Cross Party Steering Group was established at the end of 2014 to manage the production of the Plan. Membership includes officers, and Councillors from the following wards; Stamford Hill West, Springfield, Woodberry Down and Cazenove. The Steering Group is responsible for making all major decisions in respect of the consultation process as well as ensuring overall quality of output in accordance with relevant Council standards. The Cross Party Steering group is chaired by the Cabinet Member for Housing Supply, Planning, Culture and Inclusive Economy.



## Community Panel

The Council set up a Community Panel in 2015 which is chaired by an independent facilitator and has played a major role in the organisation of a programme of community engagement for the Stamford Hill AAP. The main purpose of the Community Panel is to ensure that a range of local views are taken into account in the policies developed in the Plan. The group includes representatives of both of the Stamford Hill neighbourhood forum applicants, key community groups, faith groups and ward Councillors. The group aims to reflect the demographic, faith and ethnic profile of the community in Stamford Hill.

### **'Towards a Stamford Hill Plan' (Regulation 18 Plan)**

The early engagement that covered an extensive 18 month programme helped build a substantial body of evidence to understand the issues and challenges facing Stamford Hill and how best to approach these in the Plan. The key issues contained within this document were informed by the feedback from this engagement programme and the Regulation 18 consultation for 'Towards a Stamford Hill Plan' which ran for 8 weeks from February to March 2017.

Feedback was sought from the public and stakeholders to help the Council develop a more detailed set of preferred policy options, contained within this Plan. The Consultation Statement (2019) for Stamford Hill Area Action Plan outlines what steps have been taken by the London Borough of Hackney to engage with the community and stakeholders regarding the AAP. In total, the Council received over 2,000 responses to the 'Towards a Stamford Hill Plan' in the form of letters and online responses. This consultation identified a number of key planning issues and options for the Council to consider and explore as detailed in the Stamford Hill AAP Consultation Statement (2019).

## 1.4 Evidence Base

A broad range of evidence base studies have been undertaken during the preparation of the Stamford Hill AAP that builds upon the key local evidence base studies that were prepared to support the 'Towards a Stamford Hill Plan'. For more information on the broad range of studies undertaken to support the AAP, please visit the website at [hackney.gov.uk/stamford-hill-aap](https://hackney.gov.uk/stamford-hill-aap)

### Draft Stamford Hill AAP - we are at this stage

We are presently at the stage of consulting on the draft plan which has been informed by supporting evidence and previous consultation. The feedback received will help to shape the final draft Plan which we will undertake a final stage of consultation on following Cabinet and Council approval in Summer 2022. For more information on how to respond to the consultation, please visit the website at [hackney.gov.uk/stamford-hill-aap](http://hackney.gov.uk/stamford-hill-aap)

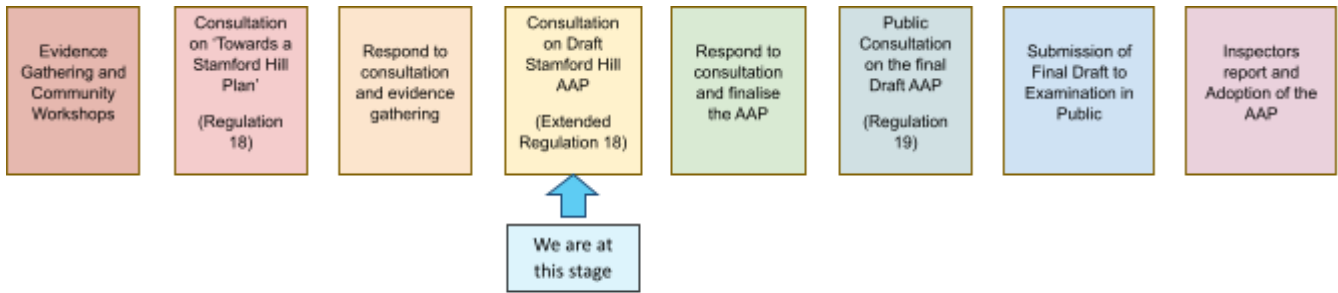


Figure 2 - Stages to the creation of the Stamford Hill AAP

## 2. Stamford Hill's Identity, Opportunities and Challenges

### 2.1 Stamford Hill Today: Location and Role

Stamford Hill is located at the northern edge of Hackney at the border with Haringey. Within the Stamford Hill AAP boundary there are approximately 60,000 residents and it is made up of four Hackney wards. The centre of Stamford Hill Broadway is located at the summit of a shallow hill dominated by mature plane trees. Stamford Hill Broadway itself has recently been upgraded from a local centre to a district centre in Hackney's Borough-wide Local Plan. As Stamford Hill is on the edge of the borough it also serves the community in South Tottenham. To the east lies Springfield Park and the Lea Valley, and to the west is the Woodberry Down estate, one of Europe's biggest single-site estate regeneration projects. Woodberry Down will bring much needed additional housing to the area, improve the public realm, and create new east-west routes through the estate and towards the Stamford Hill Broadway.

The hub of the local community is centred on Stamford Hill Broadway which lies on the old Roman road Ermine Street. Development of the area began around 1800, and many prosperous dwellings were built around Stamford Hill over the next 100 years. In the post war period many large Estates were built by Charitable Trusts and the London County Council. Stamford Hill feels distinct in terms of its relatively low density with wider streets and larger properties compared to the rest of the borough.

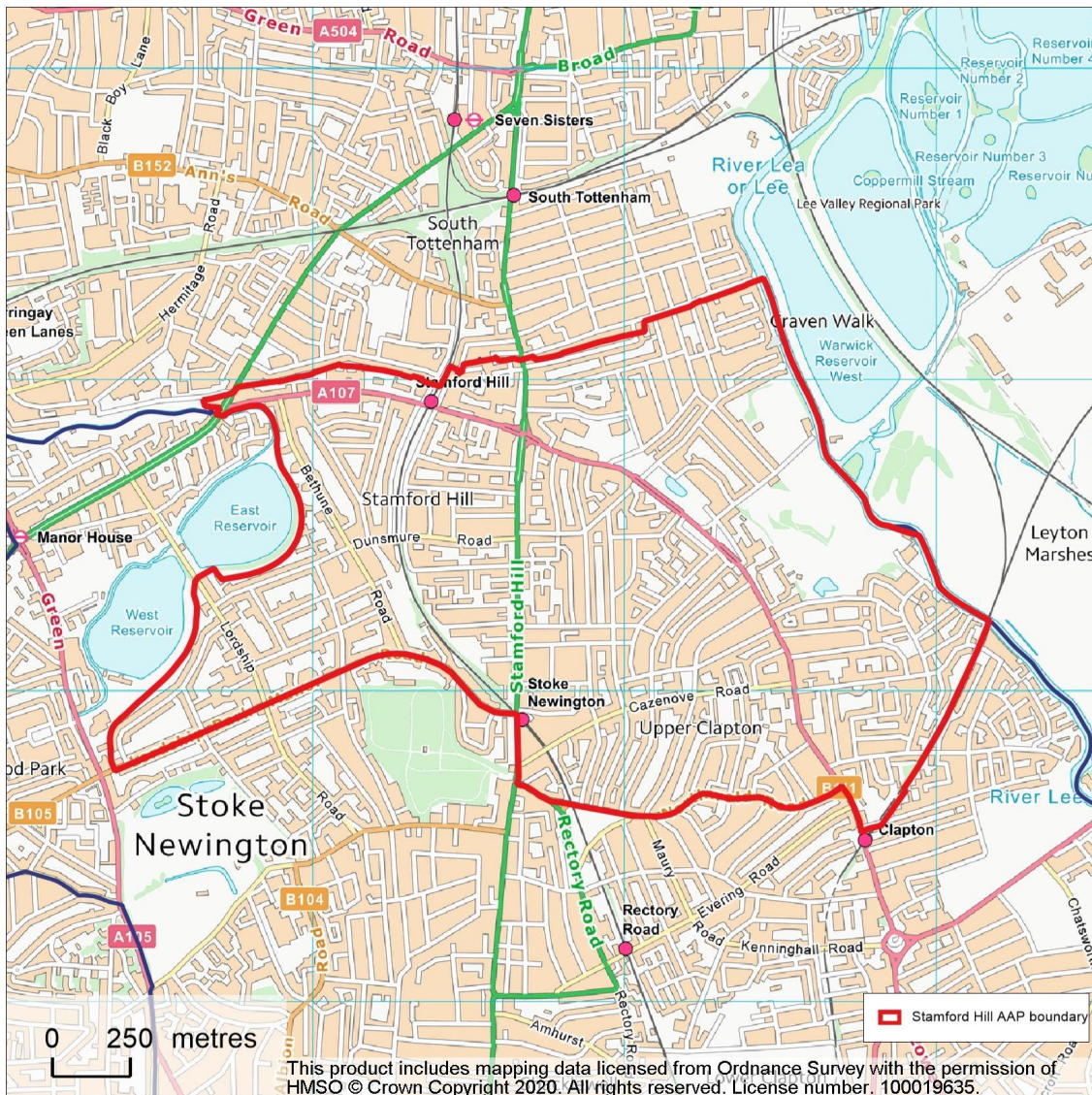


Figure 3 - Stamford Hill AAP Boundary

### People and Community

The area has a rich heritage and is characterised by its diverse community. People of a wide range of backgrounds and faiths live in the four wards that make up the AAP area. The largest religious group in the area are the Jewish Community and there also significant Christian and Muslim communities.

Stamford Hill is home to one of the UK's largest Orthodox Jewish communities, the Charedi Community. The community has a high birth rate with large family units and is driving a much higher growth rate than the rest of Hackney.

For religious reasons, members of the community desire to live within walking distance of their place of worship, shops and local services such as schools. The combination of a high



birth rate and a desire to remain in a relatively tightly defined geographic area inevitably leads to pressure for development, particularly with regard to social infrastructure and large family sized housing.

The Council have acknowledged in the 'Towards a Stamford Hill Plan' that there is a possibility of there being significant undercounting in the initial set of forecasts produced for the evidence base study, as these were based on a combination of the Census and GLA projections. To try and avoid undercounting the size of Charedi households in the AAP area, Interlink and the Council worked together to conduct a Charedi Community Survey which intended to attain more robust figures for projected growth rates for the Charedi Community. As a result of the survey, the average Household Size for Charedi Households in Stamford Hill was found to be 5.7 individuals.

### **History**

Stamford Hill attracted wealthy residents (merchants) in the late 18th and early 19th century due to its elevated position where the Roman road of Ermine Street meets the Clapton Road. From 1872, Stamford Hill experienced rapid growth due to the emergence of the tramline and the train station which established the present layout of Stamford Hill. This consisted of a 20-year building programme. This growth can be seen in Figures 4 to 6. This growth attracted upwardly mobile Jews who relocated from the East End. This migration saw several synagogues being relocated or founded in Stamford Hill.

In the 1930s, the London County Council and Guinness Trust built estates in Stamford Hill, and more blocks were added after the war along with the Samuel Lewis Trust. This was a period of Charedi Jew immigration from eastern Europe.

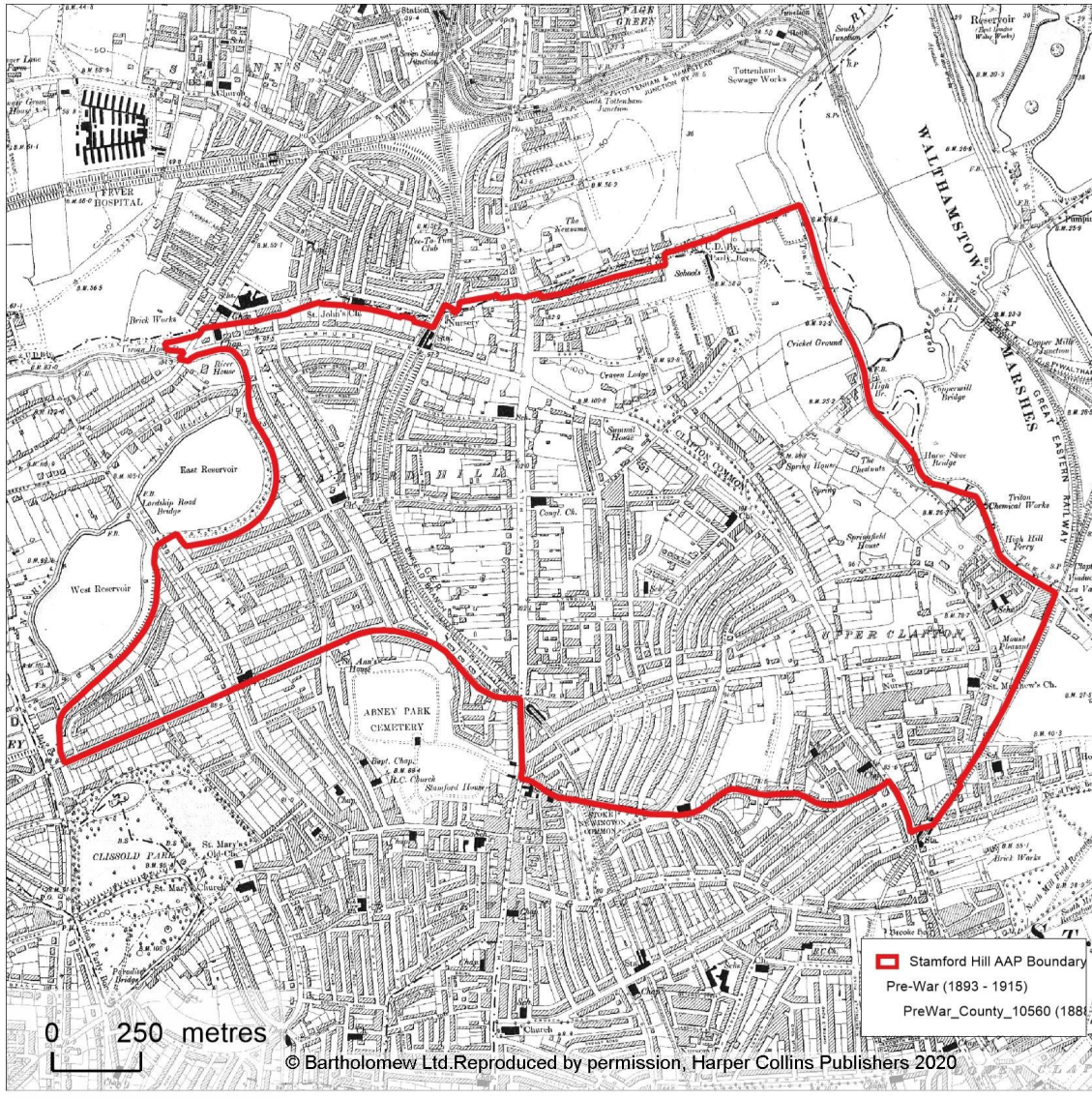


Figure 4 - Stamford Hill AAP Area 1893 - 1915





Figure 5 - Stamford Hill AAP Area 1950s





Figure 6 - Stamford Hill AAP Area 1970s



## 2.2 Key Issues, Opportunities And Challenges

The following section contains a summary of key issues, opportunities and challenges that have been identified through community engagement, baseline analysis, emerging evidence base studies, and the consultation on the Towards a Stamford Hill Plan.

- Delivering New Homes
  - Stamford Hill is a desirable place to live and as such purchase and rental prices are continuing to increase. There is a housing crisis in Stamford Hill and even though this is a London-wide problem, certain aspects may be more pronounced in Stamford Hill, particularly overcrowding as over a third of all households experience overcrowding. Within the Stamford Hill Orthodox Jewish community, there is a need for more large homes suitable for large families.
  - Housing for single persons and small units housing suitable for single parent families are also needed.
- House Extensions and Alterations
  - With a large proportion of the community in Stamford Hill having a larger than average household size of 5.7 individuals, residential extensions could help alleviate overcrowding and create more space. In addition, subdivision of houses can create more family units.
- Community Facilities
  - The Orthodox Jewish Community educate their children in faith schools which are mostly independent schools. There is a growing number of independent schools serving the community in Stamford Hill. Pressure for housing across the area has limited the availability of sites to meet this need. In land use terms there is an urgent need to provide additional sites to meet the needs of future generations. The community must source locations for these schools to run.
  - Community facilities such as Synagogues and community centres are an essential requirement for the local community in Stamford Hill. Additionally the Charedi Community for religious reasons, need to live close to their own synagogues and schools.
  - There is some contention around losing housing for community facilities such as schools as both are priorities for the area.
- Town Centres
  - The retail function of town centres in Stamford Hill is very strong and is essential to meet the needs of the local community. There is a need to diversify the centres to make them more resilient and broaden the commercial, leisure and community services in the area.
  - The quality of units could be upgraded in the town centres along with improvement to the public realm to create more inviting shopping and cultural

destinations that improves the overall experience when using the goods and services offered.

- Design and Local Character
  - Desire for growth in the area that does not impact local amenity or townscape and reflects the huge range of individual neighbourhoods.
  - Support for the defined character areas identified through the character area analysis.
  
- Public Realm and Urban Greening
  - Main corridors run through the centre of the AAP area and concerns have been raised around pedestrian safety, especially around the town centres.
  - Public Realm improvements are needed to provide better walking and cycling routes to improve safety and reduce the need for car use in Stamford Hill.
  - Quality of existing public spaces in Stamford Hill could be improved through urban greening and amenity value.
  
- Green Infrastructure
  - The connectivity between open spaces could be improved with an emphasis on the east-west links.
  - Creating and improving green links between open spaces could also benefit wildlife movement and enhance biodiversity.

## 3. The AAP Framework: Visions and Objectives

### 3.1 Vision Statement

Stamford Hill is a distinctive and unique neighbourhood for the community. The Area Action Plan (AAP) aims to build on its unique qualities by enhancing the individual and varied character of the area and building on the area's well celebrated diversity and culture. The AAP builds on the existing strength and diversity of the community in Stamford Hill by providing new homes, jobs and community facilities, and creating shared space and better connections, with a choice of sustainable modes of transport and an improved public realm designed around the communities' residential, civic and economic needs.

### 3.2 Objectives

1. To deliver high quality urban design in Stamford Hill that enhances its distinctive local character, celebrates its diverse community and seeks to enhance its architectural and landscape merits through a fine grained approach that promotes positive change and maximises the use of underdeveloped sites.
2. To deliver new homes to address overcrowding through providing a range of dwelling types, sizes and tenures to sustain mixed and balanced communities, with a particular focus on housing for large families and single people.
3. To maximise the benefits of active travel by improving walking and cycling infrastructure to support growth and existing communities.
4. To address deficiencies in children's play provision in the northern and southern parts of the Stamford Hill Plan area.
5. To improve connections between existing open spaces within the Stamford Hill area with a particular focus on east to west links to improve accessibility between Woodberry Down and the Lea Valley Regional Park.
6. To improve the network of streets and footpaths to make walking and cycling safe and pleasant and reduce traffic congestion in the Stamford Hill area particularly around Oldhill Street and Dunsmure Road.
7. To create a minimum number of new jobs/employment workspace/affordable workspace, diversify the economy in the Stamford Hill area and increase employment rates.

8. To enhance and intensify the function of Stamford Hill Broadway, Stoke Newington (north), Dunsmure Road and Oldhill Street as vibrant and mixed use shopping centres that are attractive and accessible to, and meet the needs of the local community.
9. To create an accessible, distinctive and vibrant town centre at Stamford Hill Broadway that builds on its distinct architectural quality and is a cultural destination for visitors, to promote flexible mixed-use development in the Stamford Hill town centre and increase the range of shops, restaurants, cafes and employment opportunities.
10. To facilitate shared space and opportunities for interaction between people of different social, ethnic and religious affiliation.
11. To provide additional school places for the Stamford Hill community and to provide new opportunities for adult learning and to ensure that people who live and work in Stamford Hill have access to local educational, training, health and community facilities to meet their day-to-day needs.
12. To promote the health and well-being of local people by supporting active lifestyles and reducing health inequalities.
13. To promote the development of additional arts, cultural, leisure and entertainment opportunities in Stamford Hill.

## 4. Stamford Hill AAP Area Wide Policies

This section of the Area Action Plan (AAP) sets out detailed Stamford Hill specific policies that complement the borough-wide planning policies, to guide and manage new development within the area. It should be noted that these policies do not repeat nor conflict with the Council's wider Local Plan policies or those that are in the London Plan but should be read in conjunction with them. Where a policy in the AAP supersedes a Local Plan policy, this has been identified in Part 7.

### **Area Wide Policies**

Policy AAP1: Dwelling Mix

Policy AAP2: Residential Conversions

Policy AAP3: Residential Extensions and Alterations

Policy AAP4: Local Enterprise and the Economy

Policy AAP5: Social, Community and Cultural Infrastructure

Policy AAP6: Delivering High Quality Design

Policy AAP7: Public Realm

Policy AAP8: Green Infrastructure



# Chapter 1 Housing

With a growing population that already experiences significant over-crowding, delivering good quality, genuinely affordable family homes to meet the needs of Stamford Hill's existing and future households is a key challenge for the AAP. The rate of overcrowding is much higher than the rest of Hackney. This means that new developments in Stamford Hill need to maximise the delivery of large family homes. Alongside this need, there is a need to provide some smaller units to encourage older residents to down size and allow them to stay in the area.

Housing of all tenures is needed but the lack of affordable housing remains one of the predominant issues across the whole community in Stamford Hill. The Council will continue to secure the maximum amount of affordable housing in new developments by applying existing borough wide Local Plan policies to the Stamford Hill area.

The following policies, along with the borough-wide Local Plan and the Council's Housing Strategy, seek to increase the supply of new housing in Stamford Hill, especially family homes that are genuinely affordable.

## Key Facts

- Over 35% of all households in Stamford Hill are overcrowded to some degree.
- The average size of households within the Charedi community is 5.7 persons.

## Chapter Objectives

- To deliver new homes to address overcrowding through providing a range of dwelling types, sizes and tenures to sustain mixed and balanced communities, with a particular focus on housing for large families and single people.
- To deliver high quality urban design in Stamford Hill that enhances its distinctive local character, celebrates its diverse community and seeks to enhance its architectural and landscape merits through a fine grained approach that promotes positive change and maximises the use of underdeveloped sites.

### **Policy AAP1: Dwelling mix**

- A. The Council will support new build housing development that maximises the provision of larger homes (in particular 4 bed+ homes) which can meet the needs of residents and help address overcrowding issues in the area.**
- B. The dwelling size mix in new development in Stamford Hill will be considered alongside the outstanding housing needs in the borough, and in particular the ability of local residents to be able to meet their housing costs, and the continued delivery of genuinely affordable homes to meet housing needs.**
- C. The Council will consider variations to the dwelling size mix sought if this can be justified based on the tenures and type of housing proposed, site location, area's characteristics, design constraints, scheme viability; and where shared ownership is proposed, the ability of potential occupiers to afford the homes proposed.**

### **Hackney Local Plan (2033) policy cross reference:**

- LP14 Dwelling Size Mix

The Stamford Hill Housing Study (2016) identifies that Stamford Hill experiences substantially more overcrowding compared to the rest of the borough<sup>1</sup>. In order to meet the need for large family units, Local Plan Policy LP14 seeks a higher proportion of 4 bed + dwellings for any new development within the Stamford Hill AAP area boundary across all tenures.

Policy AAP1 provides further guidance on the dwelling size mix priorities to be delivered in new development in Stamford Hill. These priorities have been derived from local evidence and engagement with the Council's Housing team, and deliverability. Given the housing challenges experienced in the borough, the Council will continue to ensure that affordable homes delivered are genuinely affordable in line with Local Plan policy. For example the delivery of larger homes in intermediate tenures will need to be considered alongside a residents ability to afford the associated housing costs. The ability to deliver larger homes may vary depending on the site location, characteristics, and scheme viability and this will be assessed by the Council. Proposals involving the provision of affordable larger family housing (in this case units with 4 bedrooms or more) in excess of the Local Plan policy requirements will be supported to enable housing needs to be met. In some circumstances, it may be appropriate to provide a lower proportion of larger family-sized private units within a scheme if this can be demonstrated to deliver a greater proportion of genuinely affordable units on site.

The Council will also allow flexibility in estate regeneration schemes, in particular where a unit mix has been agreed on the basis of detailed consultation with the resident taking

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<sup>1</sup> Stamford Hill Housing, Chapter 2, Plan-Projects, 2016

on-board the specific needs of returning residents. There will also be flexibility on the requirement for family units for proposals for retirement, sheltered or extra care housing.

**Policy AAP2: Residential Conversions**

**A. The conversion of houses to flats will be supported where;**

- I. a minimum of one 4+ bed family unit is provided at ground floor; or**
- II. a minimum of one 3 bed family unit is provided at ground floor where the size and standard of accommodation is acceptable having regard to the London Plan policies and nationally described standards.**

**Hackney Local Plan (2033) policy cross reference:**

- LP19 Residential Conversions

In addition to the need for larger family homes there is also a need for smaller dwellings in Stamford Hill to accommodate single persons, smaller unit housing for single parent families and for older residents to downsize and allow them to stay in the area. One way that supply of smaller dwellings can be delivered is through the conversion of larger homes to flats. Although the contribution made by conversions of larger houses to smaller dwellings is useful in providing a lower cost accommodation that meets specific housing needs, conversion can result in the loss of family housing of which there is also a need for in Stamford Hill.

The aim of this policy is to maximise housing delivery whilst seeking a mix of housing by ensuring that the conversion of larger homes in Stamford Hill provides at least either one 4 bedroom dwelling with access to private amenity space or at least one 3 bed unit but only where the size and standard of accommodation is acceptable as set out in the London Plan and the nationally prescribed space standards.



### **Policy AAP3: Residential Extensions and Alterations**

**All extensions and alterations must be of highest architectural and urban design quality and respect and complement the host building.**

- A. Reconfiguration of the internal layout to optimise existing residential space will be supported where it meets the primary needs of larger families.**
- B. Residential extensions (including basements and rear extensions) will be supported where:**
  - i. They accord with the Residential Extensions and Alterations SPD 2009 (and any future updates) and/or the Stamford Hill Design Guidance; and**
  - ii. Do not adversely impact neighbouring amenity.**
- C. Roof extensions (up to 2 storeys) will be supported where**
  - i. The host building is a suitable housing typology identified within the Stamford Hill Design Guidance;**
  - ii. The host building is not in a Conservation Area;**
  - iii. The host building is not a Listed or Locally Listed Building;**
  - iv. The host building is not on a narrow street (refer to the methodology in the Design Guidance); and**
  - v. The roof extension does not adversely impact neighbouring amenity.**

#### **Hackney Local Plan (2033) policy cross reference:**

- LP1 Design Quality and Local Character
- LP2 Development and Amenity
- LP17 Housing Design

The Council recognises there is a need to tackle overcrowding, and provide for additional habitable accommodation for large families in Stamford Hill. The Stamford Hill Design Guidance identifies a series of options for altering and creating larger family homes in Stamford Hill. This includes guidance on optimising internal layouts and regularising the size and design of acceptable roof extensions in the area to ensure adequate growing space is coupled with good design.

Many community members in Stamford Hill need more living and utility space to accommodate for the larger household size so the reconfiguration of internal layout to existing properties will be supported having regard to Stamford Hill's Design Guidance. Residential extensions that accord with the Residential Extensions and Alterations Supplementary Planning Document (SPD) and/or Stamford Hill's Design Guidance and that do not negatively impact residential amenity will be supported to accommodate more internal space.

Many of the properties and streets have already been significantly altered with large front dormers and roof extensions in the AAP area. The Stamford Hill Design Guidance identifies potential options to extend above the roof line on different housing types whilst safeguarding the architectural and urban character of the area.

The AAP seeks to deliver new homes across Stamford Hill to help meet the growing demands in the area. It also seeks to increase the size of existing homes to meet the needs of the existing community. The plan allocates five sites for mixed-use development, including; housing, community and commercial uses (See Part 5). Additional development sites may come forward through the course of the plan period that will contribute to meeting housing needs in Stamford Hill. The Council will seek to maximise the delivery of housing from unallocated sites within Stamford Hill, including development of underused and vacant properties for housing (taking into account any other uses needed), and inclusion of housing alongside non-residential uses as part of mixed use development.

## Chapter 2 Local Enterprise and Economy

Stamford Hill is located on the northern boundary edge and also serves the community in South Tottenham in Haringey. The community in Stamford Hill and South Tottenham is very distinctive with a large Jewish Orthodox community which has a strong influence on the community services and shops available in the area.

The borough-wide Local Plan policies seek to create an accessible, distinctive and vibrant network of town centres in Stamford Hill that builds on its distinct character and performs as a cultural destination for visitors, whilst also promoting innovation and employment opportunities, by increasing the range of shops, services and commercial outlets. The Area Action Plan (AAP) provides guidance on how to apply the recent change to the Use Class Order to the Local Plan policies to ensure the vitality and vibrancy of Stamford Hill shopping centres is protected and maintained.

### Key Facts

- The employment floorspace in Stamford Hill is mainly retail-based, accounting for nearly two-thirds of floorspace.
- Full-time employment within the Stamford Hill AAP area is lower than in Hackney and London.
- Only 4% of ground floor units surveyed in Stamford Hill District Centre were considered to be in suboptimal use, this includes; betting shops, pawn shops and vacancies.

### Key Objectives

- To create a minimum number of new jobs/employment workspace/affordable workspace, diversify the economy in the Stamford Hill area and increase employment rates.
- To enhance and intensify the function of Stamford Hill Broadway, Stoke Newington (north), Dunsmore Road and Oldhill Street as vibrant and mixed use shopping centres that are attractive and accessible to, and meet the needs of the local community.
- To create an accessible, distinctive and vibrant town centre at Stamford Hill Broadway that builds on its distinct architectural quality and is a cultural destination for visitors, to promote flexible mixed-use development in the Stamford Hill town centre and increase the range of shops, restaurants, cafes and employment opportunities.
- To promote the development of additional arts, cultural leisure and entertainment opportunities in Stamford Hill.

## **Policy AAP4: Local Enterprise and the Economy**

**A. New commercial and community development proposals will be subject to conditions and/or planning obligations to help manage the types of use consented within Class E and F, in order to achieve the Local Plan policy objectives for designated employment areas and town centres in Stamford Hill.**

### **Hackney Local Plan (2033) policy cross reference:**

- LP8 Social and Community Infrastructure
- LP10 Arts, Culture and Entertainment Facilities
- LP26 Employment Land and Floorspace
- LP27 Protecting and Promoting Office Floorspace in the Borough
- LP28 Protecting and Promoting Industrial Land and Floorspace in the Borough
- LP29 Affordable Workspace and Low Cost Employment
- LP32 Town Centres
- LP34 Stoke Newington, Stamford Hill and Finsbury Park
- LP35 Local Shopping Centres
- LP36 Shops Outside of Designated Centres
- LP37 Small and Independent Shops

Stamford Hill has a series of town centres, both district and local (see Figure 7), which are key to successful functioning of neighbourhood life, offering a focus of not only retail, but also civic culture. It is important that the vibrancy of the town centres in Stamford Hill remain to meet the needs of the local community. As new people move into the area, the range of businesses and enterprises offering goods, services and amenities will increase and this in turn will improve resilience, but also build social capital and cohesion. Overall, residents are satisfied with the range of goods and services available in these centres. There is a local interest in broadening and diversifying the retail, commercial, leisure and community services available and the Council supports this by encouraging new local businesses moving into these designated district and local centres.





Figure 7 - Stamford Hill Designated Town Centres

Town centres are an important component of the local economy by employing residents and providing services for visitors, employees and residents of the area. The large Charedi community is a huge asset to Stamford Hill, they are committed to the local area for many generations to come. The presence of this community generates a powerful clustering effect on local business that enriches the neighbourhood and draws visitors from outside, creating a unique competitive advantage within the local economy.

Stamford Hill's town centres are well used and vacancy rates are low<sup>2</sup>. To ensure their long-term sustainability, it is important that town centres can adapt to changing consumer demands and behaviours, and the challenges posed by online retail and changing work patterns.

<sup>2</sup> Hackney Economy, Workspace and Social Value Study, Hatch Regeneris & We Made That, 2019

LP34 sets out policy objectives for Stamford Hill District Centre, A1 should constitute at least 55% of all units within the district centre and any redevelopment proposals for units over 1,000sqm must retain the existing quantum of retail/leisure/commercial floorspace in a configuration that will enhance the vitality of the town centre and contribute to placemaking and public realm enhancement. LP35 sets out policy objectives for Local Shopping Centres (Oldhill Street, Dunsmure Road and Upper Clapton), A1 should constitute 50% of all units within the town centre.

On 1 September 2020, the Government introduced a new Use Class merging several pre-existing use classes into one single use class known as Class E: A1 (Shops), A2 (Financial and professional services), A3 (Restaurants and cafes), B1 (Business), D1 (non-residential institutions) and some D2 (indoor sport, recreational and fitness). This means any change between these uses is no longer considered “development” and therefore has no need to go through the full planning application process.

Whilst this provides some flexibility for businesses, where a new development is proposed the Council will consider the use of planning conditions to ensure the policy objectives set out in the Local Plan are met and the future vitality and vibrancy of the town centres are protected. The impacts of the updates on 1st September 2020 are set out in Table 1 Applying the Use Class Order.

<b>A</b>		<b>B</b>
<b>Previous Use Class (LP33 Policies)</b>		<b>New Use Class</b>
A1	Shops, Hairdressers	E(a) Display or retail sale of goods, other than hot food
A2	Financial and Professional Services	E(b) Sale of food and drink for consumption
A3	Restaurants and Cafés	E(c) (i) Financial services E(c) (ii) Professional services (other than health or medical services) E(c) (iii) Other appropriate services in a commercial, business or service locality
A4	Drinking Establishments	Use as a public house, wine bar or drinking establishment (sui generis)
A5	Hot Food Takeaways	Use as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off the premises (sui generis)
B1(a)	Offices, Workspaces other than A2 use	E(g)(i) Offices to carry out any operational or administrative functions
B1(b)	Research and development of products or processes	E(g)(ii) Research and development of products or processes
B1(c)	Light industrial	E(g)(iii) Industrial processes
B2	General industrial	B2 General industrial
B8	Storage or distribution	B8 Storage or distribution
D1	Non-residential institutions - health centres, schools, art galleries.	E (e) Provision of medical or health services E (f) Day nursery or day centre F1 Learning and non-residential institutions
D2	Assembly and leisure	E (d) Indoor sport, recreation or fitness.  F2 Local community - Community halls, areas of outdoor recreation. Sui Generis Cinemas, music and concert halls, bingo and dance halls
Table 1. Applying the Use Class Order		

## Chapter 3 Community Wellbeing

Existing social infrastructure in Stamford Hill is under pressure, particularly education facilities in the independent sector. Population projections indicate that the population is expected to almost double from 2011 to 2035 putting further pressure on a wide range of services and facilities, including; health, education, community, faith, emergency and other local services and facilities that contribute to quality of life.

The Community Wellbeing policy alongside the borough-wide Local Plan seeks to plan for a wide range of facilities and aims to alleviate existing pressures on some services provided in the independent sector.

### Key Facts

- A third of households in Stamford Hill live below the poverty line, and exclusion from key services is an issue affecting most households.
- The general health of most of the community in Stamford Hill is good.
- Child obesity rates in Stamford Hill are lower than the Hackney average amongst the Charedi Community but higher than the National average.

### Key Objectives

- To facilitate shared space and opportunities for interaction between people of different social, ethnic and religious affiliation.
- To provide additional school places for the Stamford Hill community and to provide new opportunities for adult learning and to ensure that people who live and work in Stamford Hill have access to local educational, training, health and community facilities to meet their day-to-day needs.
- To promote the health and well-being of local people by supporting active lifestyles and reducing health inequalities.
- To promote the development of additional arts, cultural, leisure and entertainment opportunities in Stamford Hill.

## **Policy AAP5: Social, Community and Cultural Infrastructure**

- A. Proposals to provide new and/or extended social and community infrastructure facilities and their co-location with other social and community uses will be supported, subject to complying with all relevant Local Plan policies and AAP policies.**
- B. Proposals that provide flexible and adaptable social and community facilities that meet a wide range of community needs will be supported.**
- C. All new development should consider opportunities to make better use of existing social and community facilities that are currently under-used through the integration, co-location, and reconfiguration of facilities and services.**
- D. The provision of adult learning opportunities in new development will be supported.**
- E. The redevelopment, conversion or change of use of residential use to education facilities, places of worship or health facilities will be permitted where they meet all of the following criteria:**
  - i. where the use can be accommodated without cumulative impact and detriment to the amenity of occupiers or neighbours. Consideration of the merits of the development proposal will be balanced against the impact on amenity; and**
  - ii. it can be demonstrated that there is no harm in terms of highway safety; and**
  - iii. it encourages active travel and provides a travel plan; and**
  - iv. it accords with the Stamford Hill Design Guidance where appropriate.**
- F. Proposals for education facilities (including the conversions and expansion) will be supported where they meet the following criteria;**
  - i. it can be demonstrated that there is no harm in terms of highway safety and residential amenity.**
  - ii. it encourages active travel and provides a travel plan.**

### **Hackney Local Plan (2033) policy cross reference:**

- LP2 Development and Amenity
- LP8 Social and Community Infrastructure
- LP9 Health and Wellbeing
- LP10 Arts, Culture and Entertainment Facilities
- LP24 Preventing the Loss of Housing
- LP43 Transport and Development



There is a community aspiration in Stamford Hill to facilitate the shared use of social and community facilities where a range of social and cultural activities may take place to facilitate social interaction between people of different social, ethnic and religious affiliation. Shared use and co-location of facilities should be encouraged, in order to align service provision, use land more efficiently and facilitate opportunities for different groups of people to come together, encouraging further inclusion and community participation. These facilities should be co-located in locations that are easily accessible through existing transport hubs or frequently visited areas, such as town centres. Shared use and co-location will also help facilities and service providers to work in a more coherent and joined-up way, and share maintenance and management costs.

The Council supports the intensification of existing community and social facilities through extensions acceptable, given the acute need for these facilities as long as they also align with the Local Plan and the Stamford Hill Design Guidance. The Council will work with the relevant stakeholders to encourage the provision and design of flexible and adaptable community facilities that can accommodate a range of different needs, where appropriate.

Local Plan Policy LP8 seeks to protect, improve and provide new social and community facilities. Given the projected population growth in Stamford Hill, the AAP seeks to encourage the better use of existing social and community facilities such as the integration, co-location, reconfiguration of facilities and services, that look to support and empower local people and businesses, and that accommodates a range of activities, including; education, cultural, health, adult learning or leisure.

Local evidence on educational infrastructure in the area suggests a lack of skills within the adult population of Stamford Hill, with above average numbers of the community having little or no qualifications<sup>3</sup>. Due to a large unskilled portion of the population in Stamford Hill that cannot access the labour market the plan supports the provision of new and existing facilities to support adult education opportunities in Stamford Hill.

The needs of faith-based schools and places of worship within Stamford Hill are unique to its communities. Although the need is related to population growth, its nature is different from that typically encountered in the rest of Hackney. The form of the need is also different. Through the compilation of a body of evidence about local needs<sup>4&5</sup>, Hackney has gained an insight into this area of need and urgently needs to facilitate meeting this need through a locally based policy approach which permits the conversion, redevelopment or change of use from residential to community use, subject to meeting criteria.

Local Policy LP24 sets out circumstances where a loss of housing may be acceptable, one of which being, the loss of a residential unit to enable the provision of a community facility such as a school or healthy facility, when suitable alternative sites are not available and the community facility can only be provided by use of a residential building, and there is a demonstrable demand for the non-residential use. Policy AAP5 E provides further guidance on the types of community uses that will be acceptable, subject to criteria, recognising the acute needs in Stamford Hill for particular community facilities such as schools and synagogues. There is a cultural need for the community to live close to these uses for

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<sup>3</sup> Stamford Hill Educational Infrastructure, Chapter 4, Plan-Projects, 2016

<sup>4</sup> Stamford Hill Community Development, Chapter 11, Plan-Projects, 2016

<sup>5</sup> Stamford Hill Social Infrastructure Needs Assessment, 2021

religious reasons, to access the required facilities that are typically unavailable elsewhere in the borough. The loss of a residential unit to enable the provision of a school, place of worship (e.g. synagogue) or health facility constitutes an acceptable change of use where the use is not harmful to the highway safety or the living conditions of neighbouring occupiers, and the design of the facility accords with the Stamford Hill Design Guidance (see Policy AAP3 for more details).

Local Plan Policy LP2 sets out the requirement of amenity considerations in development. Amenity can be comprised in a number of ways through development, such as through detrimental loss of daylight and sunlight to existing and adjacent occupiers; loss of privacy and outlook due to the proximity and design of development; harmful noise, odour, vibration and air pollution from existing and proposed developments; conditions with potential for danger to highway safety; and causing detrimental microclimate effects. Any new development of educational facilities will need to fully mitigate any adverse impacts upon residential amenity and the existing transport infrastructure network. Development for educational facilities should also encourage active, efficient and sustainable travel and this should be set out in a Travel Plan.

### **Safeguarding and Health & Safety in Schools Informative**

Ensuring children are safe when they attend school means that safeguarding and health & safety arrangements are paramount and therefore schools need to be appropriately registered and inspected. For new schools this means registering with the Department for Education and meeting the requirements set out in the [Independent School Standards](#). Existing schools looking to expand or change their site must notify the Department for Education of a material change to their existing registration.

### **Fire Safety in Schools Informative**

New development of school buildings must comply with the building regulations enforced by local building-control bodies. *Building Bulletin 100: design for fire safety in schools* (Department for children, schools and families, 2007) is the normal means of compliance with building regulations for fire safety design in new school buildings.

Refurbishment and/or conversion work that include new extensions and alterations to an existing school should also comply with the Building Regulations 2010 and the guidance set out in the Building Bulletin 100 as mentioned above. However, there are other routes to compliance but this would need to be discussed with the Building Control Body at the early stage of the project. Any new works should not impact on the existing fire safety arrangements for the school. A fire risk assessment should be undertaken to identify the general fire precautions needed to safeguard the safety of occupants in case of fire, including their safe means of escape will need to be undertaken.

Under the Regulatory Reform (Fire Safety) Order 2005 (RRO) fire legislation has become simplified. The Department for Communities and Local Government has produced a guide for schools - *fire safety risk assessment: educational premises*. The guide deals with the provision and management of fire safety.

Development will need to:

- ensure procedures are in place to reduce the likelihood of fire
- maintain fire detection and alarm systems
- ensure staff and pupils are familiar with emergency evacuation procedures.

It is important that:

- fire risk assessments are kept up to date
- fire precautions remain current and adequate (they should be reviewed in detail when significant alterations are made to a school's premises).

## Chapter 4 Design and Historic Environment

Stamford Hill has a more suburban character than other parts of the borough with relatively low density and almost 40% of the area made up of terraced housing. It also contains a number of large open spaces, which add greatly to the quality of the area. The Stamford Hill Area Action Plan (AAP) aims to capture the huge potential offered by the combination of the area's unique history, its architecture, public realm and generous green spaces to further improve this distinctive neighbourhood.

### Key Facts

- Stamford Hill feels distinct in terms of its relatively low density with wider streets and larger properties compared to the southern part of Hackney.
- Generally the typology of residential homes is defined as urban terraces with some mansion block estates, particularly focused on the A10 corridor.
- There are a number of more industrial employment spaces to the east of the area on the edge of Lea Valley.

### Key Objectives

- To deliver high quality urban design in Stamford Hill that enhances its distinctive local character, celebrates its diverse community and seeks to enhance its architectural and landscape merits through a fine grained approach that promotes positive change and maximises the use of underdeveloped sites.

#### **Policy AAP6: Delivering High Quality Design**

- A. All new development should respond to the local character and qualities of the defined Character Areas as set out in Figures 8 and 9, which includes respecting the prevailing scale, form and grain of development and making appropriate use of building materials.**
- B. All new development on Site Allocations set out in Chapter 5 should be in accordance with the land use allocation, design principles, and building heights specified in the site allocation.**

#### **Hackney Local Plan (2033) policy cross reference:**

- LP1 Design Quality and Local Character
- LP2 Development and Amenity
- LP3 Designated Heritage Assets
- LP4 Non Designated Heritage Assets
- LP5 Strategic and Local Views

In Hackney we value our rich architectural heritage and are committed to design excellence and achieving high quality, sustainable development. The Council will require a high quality

of design for all buildings and spaces in Stamford Hill and work towards making Stamford Hill a healthier and an even more attractive place to live, work and visit. We will work to ensure that development reinforces the current character and condition, repairs the historic fabric and reinvents local character through development which is informed by lost grain.

All development proposals in Stamford Hill should demonstrate an understanding of the local historic environment and clearly consider the proposal's physical and functional impact on this environment as well as the wider area. The Council will seek sensitive integration of new development within the existing urban and historic fabric. The policy recognises the need to balance present day local needs and the preservation of local distinctiveness and character with the historic environments as active living spaces for the local communities.

### **Character Areas**

Generally the typology of residential homes in Stamford Hill is defined as urban terraces with some mansion block estates, particularly focused on the A10 corridor that runs through the Stamford Hill area. In addition, there are a number of more industrial employment spaces to the east of the area on the edge of the Lea Valley.

Stamford Hill contains distinct character areas, with a network of residential areas divided by the main thoroughfares, open spaces and local centres<sup>6</sup>. There are 16 distinct areas that are essential to the fabric of Stamford Hill, and are the key to conserving and enhancing the area. The character areas have been grouped into four key themes; Civic Hubs, Key Corridors, Neighbourhoods and Open Space.

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<sup>6</sup> Stamford Hill Character Area Analysis and Overarching Design Framework, Jan Kattein Architects, 2016



# STAMFORD HILL

## OVERVIEW OF CHARACTER AREAS



AAP BOUNDARY

CHARACTER AREA BOUNDARY

### CIVIC HUBS

- CA 1 - BROADWAY TOWN CENTRE
- CA 2 - CAZENOVE TOWN CENTRE
- CA 3 - OLDHILL ST LOCAL CENTRE
- CA 4 - DUNSMURE RD LOCAL CENTRE
- CA 15 - UPPER CLAPTON LOCAL CENTRE

### ANCILLARY HUBS

- CA 5 - STAMFORD HILL
- CA 6 - CLAPTON COMMON
- CA 7 - AMHURST PARK

### CORE RESIDENTIAL

- CA 8 - SPRINGFIELD NEIGHBOURHOOD
- CA 9 - CAZENOVE NEIGHBOURHOOD
- CA 10 - NEW RIVER NEIGHBOURHOOD
- CA 11 - LORDSHIP NEIGHBOURHOOD
- CA 12 - AMHURST NORTH NEIGHBOURHOOD
- CA 16 - UPPER CLAPTON NEIGHBOURHOOD

### FRINGE QUARTERS

- CA 13 - LEADALE RD  
+ YARMOUTH CRESCENT

### OTHER

- CA 14 - ALLEN GARDENS + ESTATES

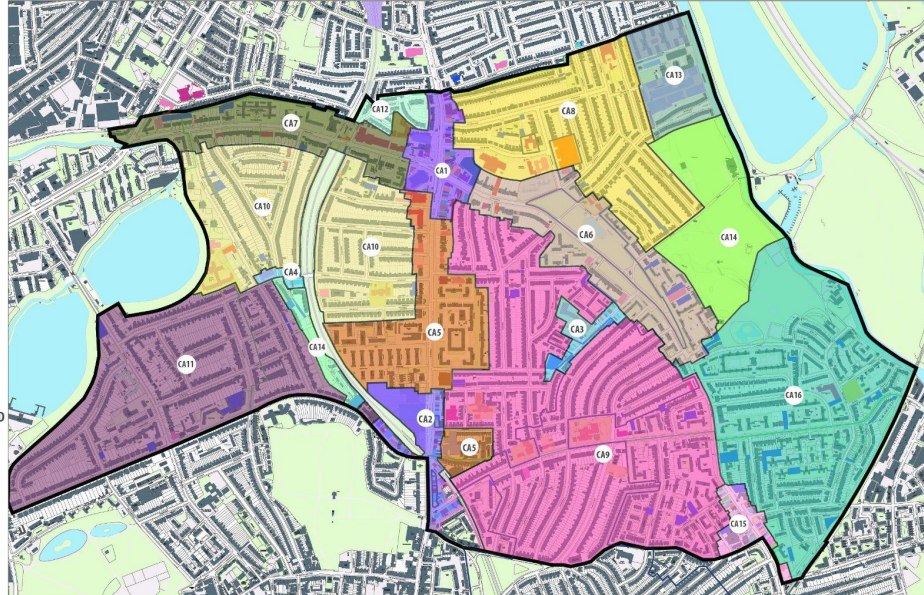


Figure 8 - Stamford Hill Character Areas

### Character Areas - Local Character and Qualities

#### CA1 - Broadway Town Centre

- Largest town centre in Stamford Hill.
- Well connected by public transport, but dominated by vehicular traffic.
- Contains a mix of buildings from the 19th and 20th Centuries - a key element of which is the Victorian terrace.
- 2-7 storeys, with the general grain being large plots with interspersed modern architecture.

#### CA2 - Cazenove Town Centre

- The southern gateway to Stamford Hill.
- Typical buildings no more than 2-3 storeys in height, predominantly Victorian terrace or 20th century infill.
- The centre's north west area, is dominated by the 10 storey apartment block High Gaitskill, and 7 storey Ockway houses, both of which are in modernist style.

#### CA3 - Oldhill Street Local Centre

- The street has a mixture of buildings, largely 2-3 storeys.

- Overall the architecture is varied, with several buildings of notable historic value (the area forms the north end of the Northwold Cazenove conservation area) including St Thomas' Church.
- Many buildings share a style with the surrounding Cazenove neighbourhood.

#### CA4 - Dunsmore Road Local Centre

- Compact but busy retail parade.
- Unified architecture made up of two Victorian terraces with two continuous runs of shops.

#### CA5 - Stamford Hill

- Buildings are between 5-6 storeys set back from the A10, giving the corridor a very open feeling.
- The Architecture is split between two very different styles and urban grains; to the south, post-war estate blocks, set back with little relation to the road, and to the north, older mansion-type buildings which maintain consistency of roof line and style.
- Buildings are in a range of mixed or community uses.

#### CA6 - Clapton Common

- Attractive corridor which is marked out by the linear park of the same name, to the north east side of Stamford Hill.
- Many buildings of very high quality dating from the late Victorian and Georgian era, such as Clapton Terrace set back from the A107. Otherwise the mix is highly eclectic with the northwest side of the common being 7-8 storey inter or post war estates, while the east side folds away into 2-3 storey suburban houses.

#### CA7 - Amhurst Park

- East west route travelling along the north western boundary of Stamford Hill.
- Buildings in primarily residential or community uses set back from the road in a range of styles.

#### CA8 - Springfield

- 43 blocks of low rise terraces from the Victorian/Georgian and Interwar periods, predominantly 2-3 storeys, with some pockets of taller 3-4 storey Victorian and interwar apartments.
- Many properties have been remodelled and extended, especially to the rear.
- Dense grid is interspersed with various community uses, such as the New Synagogue and notably the former tram depot, now in use as a bus garage.

#### CA9 - Cazenove

- Largest of Stamford Hill's neighbourhoods, and is made up of highly consistent Victorian terraces, much of which is within the Northwold Cazenove Conservation Area.

- Area is predominantly 2-3 storey, occasionally broken up by 3-5 storey apartment blocks in a range of styles.

#### CA10 - New River

- Well preserved grid of Victorian streets and shares similar level of quality and consistency of streetscape with Cazenove neighbourhood.
- Area is predominantly late-Victorian 2-3 storey terraces in a range of styles; many include basements, front gardens and generous back gardens.

#### CA11 - Lordship

- Sits against the reservoirs at Woodberry down, arranged around a traditional grid of Victorian terraced streets.
- Area is predominantly 2 storey, with a mixture of terrace and semi-detached properties, and some 3 storeys properties on Manor and Bethune roads, with a generally consistent, dense streetscape.

#### CA12 - Amhurst North

- More mixed neighbourhood to the south of Stamford Hill Broadway.
- Area is made up of late Victorian/Edwardian and interwar terraced housing to the south of the area, with the northern area being made up of a mix of 3 bed new build housing developments, and larger 4-5 storey developments along the High road.

#### CA13 - Leadale Road

- The fringe neighbourhoods area configuration of 3-5 storey housing and industrial blocks adjacent to the River Lea.
- The character of the area is in sharp contrast to the fine grain of the traditional residential streets in the surrounding context with blocks of maisonettes and flats.

#### CA14 - Springfield Park and Allen Gardens

- One main park; Springfield, to the North West, and the smaller Allen Gardens which runs along the railway to the west.

#### CA15 - Upper Clapton Local Centre

- Bustling area of shops and community facilities which sits on the southern boundary of Stamford Hill, between Cazenove and Upper Clapton Neighbourhoods.
- The architecture of the parade is predominantly made up of several Victorian shopping parades. Creating an attractive environment which is complemented by other buildings such as Clapton Library.

#### CA16 - Upper Clapton

- To the south of Clapton Local Centre, the south-east of Stamford Hill.

- Area contains a mixture of terraced and semi-detached housing, generally 2-3 storeys, mixed in (as is typical with many neighbourhood's) with more dense post war housing which is generally of 5 storeys.

Figure 9 Local Character Areas and Qualities

### **Conservation Areas**

The Stamford Hill Plan is founded on an evidence base of research into the nature and needs of the local area. The Borough-Wide Characterisation Study (Allies and Morrison, 2017) includes a characterisation of all areas of the borough and the Conservation Areas Review (Butler Hegarty Architects and LBH, 2017) carried out a boundary review of the borough's Conservation Areas and identified a number of potential new conservation areas. There are three existing conservation areas within the AAP boundary; Clapton Common, Northwold Cazenove and Lordship Park.

### **Taller Buildings**

Given the relatively low density of the area, taller buildings are not a key characteristic and there are no broad areas specifically identified as suitable for tall buildings, however the Site Allocations in Part 5 specify appropriate building heights for each allocation site. In Hackney, a taller building is defined as any building or structure which is taller than its neighbours (50% taller than the prevailing building height) or which significantly changes the skyline or is 30 metres or more in height. Proposals for taller buildings will therefore be assessed on a case by case basis and in accordance with policy LP1 of the borough-wide Local Plan and the Site Allocations in Part 5.

### **Site Allocations**

The site allocations set out in Part 5 identify potential development opportunities in the Stamford Hill area that can deliver a mix of residential, commercial and community uses. Each site allocation policy outlines development principles that respond positively to the identified local character areas and their qualities.

## Chapter 5 Public Realm

Stamford Hill is a densely populated urban area and public spaces are fundamental to the well-being profile of the local community. People of all ages and backgrounds should be able to access high quality public spaces. To take account of the challenges and diverse nature of Stamford Hill, the AAP area has been divided into five distinct geographical clusters. The cluster areas are as follows:

- Area 01: Stamford Hill District Centre
- Area 02: Dunsmure Road
- Area 03: Stamford Hill Boulevard
- Area 04: Ravensdale Road to the River Lea
- Area 05: Oldhill Street

Considerations of how these clusters link through articulate, safe and green pedestrian and cycle routes creates a coherent and sustainable public realm with easy access to key connecting transport infrastructure and regional green assets such as the Lea Valley.

### Key Facts

- Where there is little undeveloped land in Stamford Hill, enhancing the quality of existing public spaces through greening increases their biodiversity and amenity value.
- Improving accessibility and wayfinding makes public spaces relevant for all members of the community.
- Introducing new uses and functions ensures a lively and safe street scene at all times.

### Key Objectives

- To maximise the benefits of active travel by improving walking and cycling infrastructure to support growth and existing communities.
- To address deficiencies in children's play provision in the northern and southern parts of the Stamford Hill Plan area.
- To improve the network of streets and footpaths to make walking and cycling safe and pleasant and reduce traffic congestion in the Stamford Hill area particularly around Oldhill Street and Dunsmure Road.
- To promote the health and well-being of local people by supporting active lifestyles and reducing health inequalities.



### **Policy AAP7: Public Realm**

- A. All new development will be required to make a positive contribution to the quality of the public realm in Stamford Hill.**
- B. All new development should contribute to the range of proposals to improve connectivity, accessibility, urban greening, and create child friendly environments as set out in Figures 10 to 14 where appropriate.**

### **Hackney Local Plan (2033) policy cross reference:**

- PP1 Public Realm
- LP9 Health and Wellbeing
- LP41 Liveable Neighbourhoods
- LP42 Walking and Cycling
- LP44 Public Transport and Infrastructure

Tables 2 to 6 and Figures 10 to 14 identify key public realm improvements to be delivered as development comes forward. These proposals are intended to achieve an inclusive, vibrant, safe, attractive, functional and welcoming environment to be enjoyed by all. This includes improvements and measures that enhance the public realm in Stamford Hill and recognises how the neighbourhood can be better linked through safe and green pedestrian and cycle routes with easy access to key connecting transport infrastructure and regional green assets such as the Lea Valley. The proposals have been identified in the Stamford Hill Public Realm Study (2020) in line with the Emergency Transport Plan (2020)<sup>7</sup> and the eight Child Friendly Design principles that are outlined in the borough-wide Growing up in Hackney Child Friendly Places SPD.

Many children and young people in Stamford Hill find that there are limited opportunities to play and spend time in their local neighbourhood. This is heightened as a result of restrictive street design, road layouts and danger of fast moving vehicles. The public realm improvements not only look to achieve an attractive and accessible environment but also safe spaces for children to play.

The Council is committed to improve the quality of life for people who live, work or visit Stamford Hill. The public realm policy aims to build upon the success of policy LP41 in creating livable and sustainable neighbourhoods. To deliver these safe, sustainable and accessible public realm improvements identified in Figures 10 to 14, development contributions will be used to fund these proposals alongside working in partnership with key stakeholders.

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<sup>7</sup> Hackney, Emergency Transport Plan: responding to the impacts of Covid-19 on the transport network (September 2020)

New areas of the public realm should be designed carefully to accommodate and strengthen pedestrian and cycle linkages to surrounding areas, enhance social use and legibility, and be flexible in function.

### **Area 01: Stamford Hill District Centre**

Stamford Hill District Centre, is the largest town centre in Stamford Hill and is the civic and cultural heart of the area. The A10 is the main traffic artery through Stamford Hill extending north up the High Road and crossing the borough boundary into Haringey. The primary shopping area is clustered around the Broadway intersection with the A107 and contains the main concentration of retail space, with many independent Orthodox Jewish businesses.

The area benefits from rich architecture that is defined primarily by twentieth century buildings, wide pavements on the west side of the junction between the A10 and A107 which provides an opportunity for informal spill out from shops and socialising, however, is underused. The main parade of shops are separated from the A10 by a grass verge with trees. The low retaining walls provide informal seating areas and shade.

The Broadway is well connected and enjoys the most extensive transport links in the area, with eleven bus stops in the town centre. Stamford Hill rail station is a few minutes' walk from the Broadway, providing links to Liverpool Street, Stansted Airport/Essex/Herts and beyond.

There are some issues in the area with the dominance of vehicle traffic caused by the Broadway being intersected by two major through routes. The traffic is heavy and fast flowing and contributes to air and noise pollution in the area. The pedestrian experience of the town centre is compromised by the dominance of motor vehicles. Pedestrian crossings between different corners of the town centre are difficult and laborious and there is no dedicated provision for cyclists.

The District Centre has a low level of greening and a lack of street seating for people to rest and relax. The main function of the Broadway is convenience retail with a limited food and beverage offer. While much of the building stock is of good quality, the visual appearance of the high street is marred by the poor physical condition of the retail units and building facades and cluttered forecourts at ground level. Signage and shop fronts lack sympathy with their host buildings, and many are in a state of disrepair. The prevalence of car parking along the pavements is to the detriment of the retail frontages.

The Broadway is cluttered with street furniture. The bins in front of Sainsbury's are unsightly and the disused public toilets at the intersection between the Broadway and Amhurst Park create a visual barrier and are subject to littering/fly tipping.

Project Reference	Public Realm improvements for Stamford Hill District centre
PR. 1	<p data-bbox="395 309 911 342"><b>Area 01: Stamford Hill District centre</b></p> <ul data-bbox="443 347 1382 1133" style="list-style-type: none"> <li data-bbox="443 347 1289 416">● Safe crossings and footpath widening/carriageway narrowing around the A10 and A107 junction.</li> <li data-bbox="443 421 1249 490">● Vehicle access and parking should be removed from shop forecourts.</li> <li data-bbox="443 495 1086 528">● Proposed cycle lane along the A10 and A107.</li> <li data-bbox="443 533 1070 566">● Additional cycle parking should be provided.</li> <li data-bbox="443 571 1150 604">● Provision of a cycle hire scheme on the Broadway.</li> <li data-bbox="443 609 1382 642">● Provision of a shopmobility scheme in the Stamford Hill town centre.</li> <li data-bbox="443 647 1353 680">● Increase the number of seats and places to rest on the Broadway.</li> <li data-bbox="443 685 1382 777">● Remove the public realm clutter to simplify the streets and to maximise the clear footpath width for wheelchairs and pushchairs to pass easily.</li> <li data-bbox="443 781 1315 873">● Scope to provide child friendly routes along the Broadway from Stamford Hill station towards Holmleigh Road and the Hillside Children's Centre.</li> <li data-bbox="443 878 1315 911">● Enhance the identity of the Broadway by adding public artwork.</li> <li data-bbox="443 916 986 949">● Shop front and facade improvements.</li> <li data-bbox="443 954 1315 1093">● Narrowing the A10 at the junction approach and planting legacy trees such as London Plane Trees to continue the tree planting pattern established along the southern stretch of the A10 in Stamford Hill.</li> <li data-bbox="443 1097 1275 1133">● Feature green walls on blank facades around the Broadway.</li> </ul>
Table 2. Public realm improvements for Stamford Hill district centre	

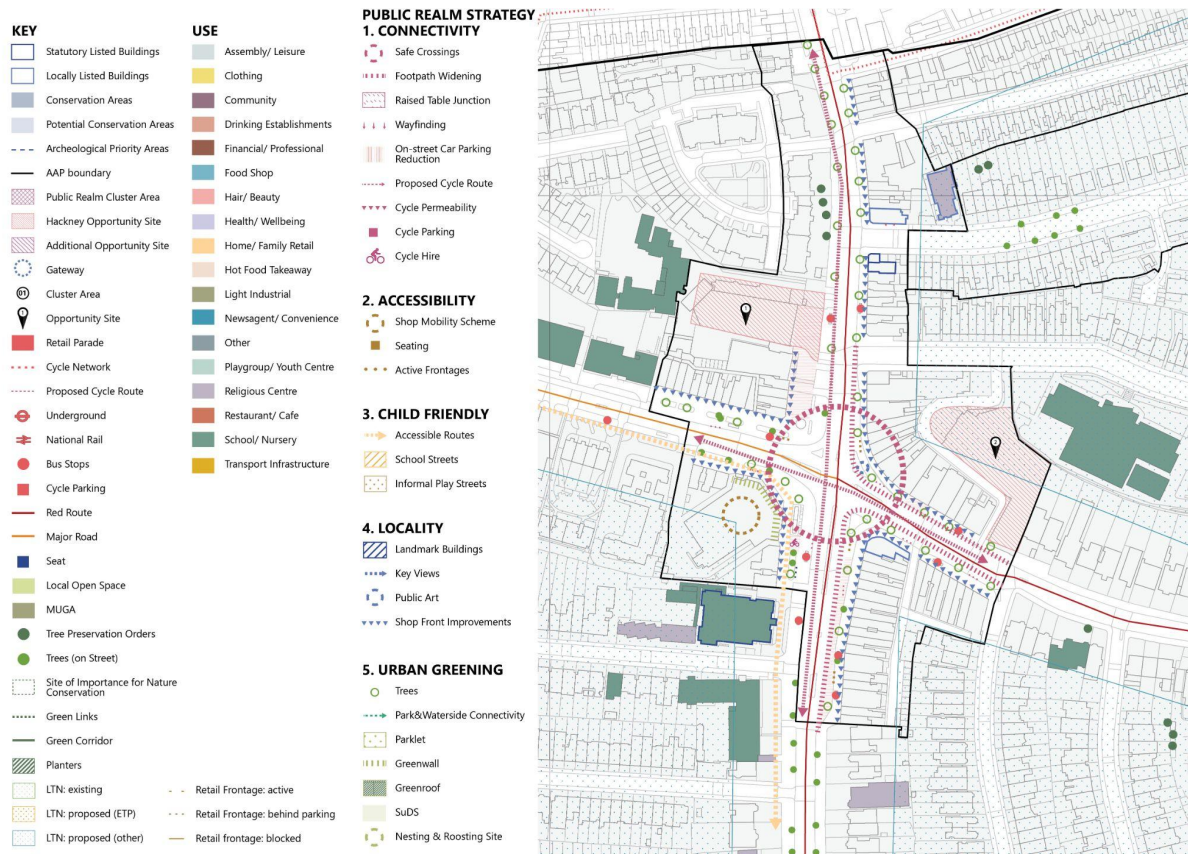


Figure 10 - Stamford Hill District centre (Area 01) Public realm strategy

## Area 02: Dunsmore Road

The Dunsmore Road cluster area includes the junction between Portland road and Dunsmore Road, the Stamford Hill Library forecourt and the Dunsmore Road neighbourhood shopping centre. The surrounding area is composed predominantly of residential Victorian terraces.

The area benefits from the Dunsmore Road neighbourhood shopping centre that is rich in architectural value and is in close proximity to the Woodberry Wetlands. The Stamford Hill library on the corner of Portland Avenue and the A10 is a local landmark which contributes positively to the public realm.

Dunsmore road is lined with mature street trees on both sides that are an important asset to the streetscape. The section of Dunsmore Road by the high street forms part of the CS1 cycle route. There is an opportunity to extend the cycle network along Dunsmore Road towards Clapton Common.

There are traffic issues along Dunsmore Road being one of three connections over the railway in Stamford Hill, leading to high vehicular traffic volumes and making it difficult for pedestrians to cross. The lanes are narrow with further congestion caused by on street parking.

Project Reference	Public Realm improvements for Dunsmure Road
PR. 2	<p data-bbox="395 309 751 342"><b>Area 02: Dunsmure Road</b></p> <ul data-bbox="448 347 1374 1167" style="list-style-type: none"> <li data-bbox="448 347 1374 450">● Crossing improvements are required at the junction between Dunsmure Road, the A10 and Portland Avenue to increase the pedestrian priority at the junction.</li> <li data-bbox="448 454 1374 557">● Traffic calming measures are required on Dunsmure Road. There is scope to raise the table by the high street and by the junction to the A10.</li> <li data-bbox="448 562 1374 629">● Reduction in on-street car parking on Dunsmure Road to improve pedestrian accessibility and visibility of retail frontages.</li> <li data-bbox="448 633 1374 701">● Footpath widening by the Dunsmure high street and on Portland Avenue adjacent to the public library.</li> <li data-bbox="448 705 1374 808">● Proposed cycle route to connect between the existing CS1 route on Dunsmure Road and Clapton Common and the River Lea to increase accessibility to local open space.</li> <li data-bbox="448 813 1374 880">● Providing seating by the retail parade would provide opportunities for people to stop and rest.</li> <li data-bbox="448 884 1374 952">● Scope to connect the area to the proposed child friendly routes along the Broadway.</li> <li data-bbox="448 956 1374 1023">● Enhance the facade of the Stamford Hill Library to increase its presence as a local landmark.</li> <li data-bbox="448 1028 1374 1095">● Extend the tree canopy coverage along the Dunsmure Road further east from East Bank to St Andrew's Church.</li> <li data-bbox="448 1099 1374 1167">● The wide pavements by the Dunsmure Road high street could facilitate small parklets on the four corners.</li> </ul>
Table 3. Public realm improvements for Dunsmure Road	

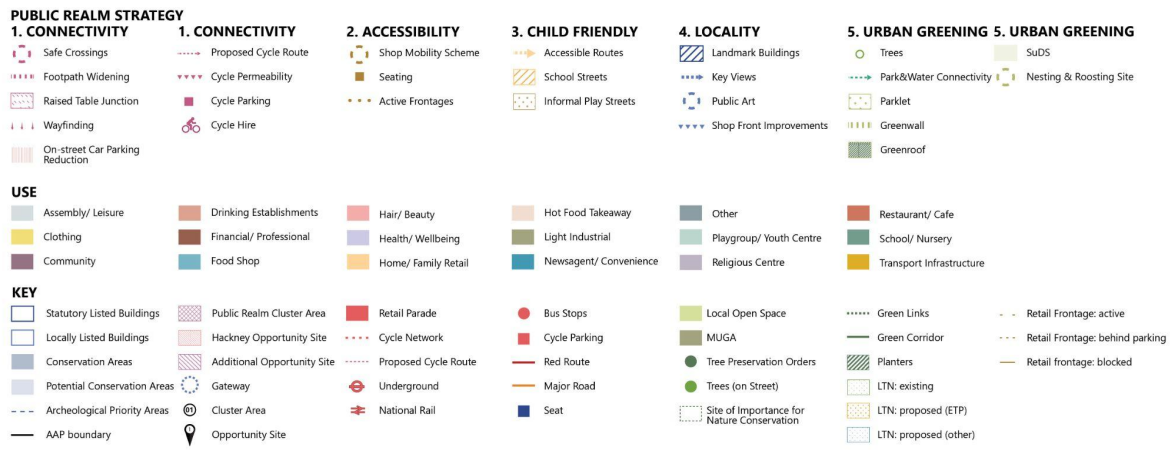


Figure 11 - Dunsmure Road (Area 02) Public realm strategy

### Area 03: Stamford Hill Boulevard

The Stamford Hill Boulevard cluster area includes the section of the A10 southwards from the town centre, fronting the post war estates and new developments, terminating at the junction with Cazenove Road.

The area benefits from varying architectural styles and includes Cazenove Town centre and Belfast Road PIA. The mature London plane trees along the Boulevard between Linthorpe Road to Manor Road are a real asset to the streetscape, with generously wide pavements from Dunsmure Road intersection to the Cazenove Town centre that are predominately uncluttered.

The Stamford Hill Estate forecourts provide greening in the form of grass strips and planted shrubbery along the East of the Boulevard. The middle section facing the street is used as vegetable patches.

Forming the southern gateway to the Stamford Hill area, the Cazenove Town Centre is a conglomeration of streets centred around Stoke Newington train station and a busy



intersection with Manor Road. The forecourts in front of the Cazenove Road shopping parades vary in width and are under-used.

The area is well served by bus stops along the A10 and Stoke Newington Underground Station.

The key issues of this area are largely the underuse space at Hugh Gaitskill House forecourt and Stoke Newington underground Station, improving the relationship between these areas and the street could provide a use for the space and has the potential to animate the junction by providing amenity space for the residential building and users of the train station.

The junction by Stoke Newington Station suffers from traffic congestion. Further south the existing gyratory system creates an unfriendly environment for pedestrians and unsafe environment for cyclists.

The Manor Road retail parade has the highest proportion of vacant units in the town centre, and many occupied premises operate only during limited opening hours. Signage is lacking on nearly all shops on Manor Road and a number of businesses fail to engage with the street. The forecourts in front of the Manor Road are under-used or are used for car parking.

Project Reference	Public Realm improvements for Stamford Hill Boulevard
PR. 3	<p><b>Area 03: Stamford Hill Boulevard</b></p> <ul style="list-style-type: none"> <li>● Redesign the crossing between Manor Road, Belfast Road and the A10, to provide a safer crossing point for pedestrians and cyclists.</li> <li>● Raise the table between Stoke Newington Station and Manor Road to slow down vehicle traffic and to emphasize pedestrian safety and priority.</li> <li>● Parking on shop forecourts to be limited.</li> <li>● The bus lane further South on the A10 could be extended North to provide a dedicated route for buses and cyclists to the Stamford Hill District Centre.</li> <li>● The signage for Stoke Newington Station could be enhanced to aid wayfinding and contribute to placemaking objectives.</li> <li>● Allow for additional space around Stoke Newington Station and bus stops for passengers queuing</li> <li>● The forecourt in front of Stoke Newington station should be regenerated and decluttered. The bicycle stands could be relocated to on-street cycle parking to provide more footway space for seating.</li> <li>● The North parade of Cazenove Road leading to the rail station has a strategic location; retail activity and cafe seating should be encouraged on the forecourts.</li> <li>● Provision of new seating areas along the wide pavements in the area</li> <li>● Shop front and facade improvements to the key retail parades would help to conserve unique historic building stock and create a more attractive and vibrant town centre.</li> </ul>

- To investigate the capacity for existing buildings such as Stoke Newington Station to feature green or brown roofs to mitigate local air pollution
- Hugh Gaitskill House could produce a welcoming and pedestrian friendly public space at this significant point of arrival in Stamford Hill. The forecourt could be transformed into a park, increasing local biodiversity and providing accessible seating and opportunities for play.
- To extend the street tree canopy coverage further South from Windus Road to Cazenove Road.

Table 4. Public realm improvements for Stamford Hill Boulevard

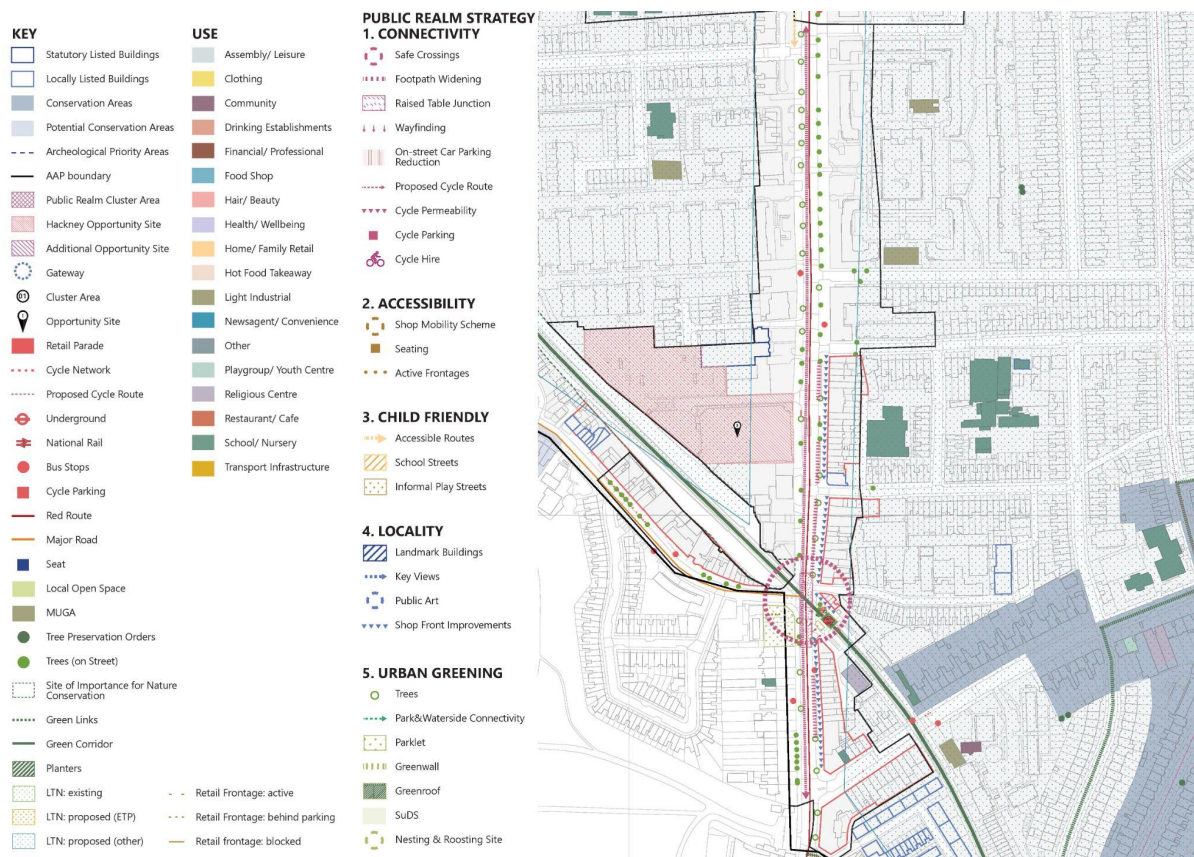


Figure 12 - Stamford Hill Boulevard (Area 03) Public realm strategy

### Area 04: Ravensdale Road to the River Lea

The Ravensdale Road to the River Lea cluster area includes the residential streets and the Lea Navigation and Ravensdale Estate opportunity area.

This area benefits from the River Lee runs along the eastern boundary of the AAP area. The river is a valuable resource to Stamford Hill, providing an important link to London's green infrastructure. The path is well used at all times of the year and at most times of day for walking, cycling, running and boating. There is a canalside based residential community

along the River Lea which provides passive surveillance over the path. Ravensdale Road is well connected to open space. It is in close proximity to both Springfield Park, the sports grounds and Clapton Common.

Despite the River Lea being a key natural and recreational asset in the area, access to the river through Stamford Hill is convoluted and compromised. The boundary between Springfield Park and the sports ground to the River Lea is on the whole impermeable, primarily obscured by mature trees. There are few public-facing uses along the entire length of the river path, with the exception of the pub on the corner of Harrington Hill and the Boat House. The majority of the towpath including the Ravensdale Commercial Estate has blank frontages. In addition the towpath is narrow, resulting in a conflict for space between pedestrians and cyclists.

The Lea Navigation and Ravensdale Estate area is a configuration of three to five storey housing and industrial blocks sited on the edges of Stamford Hill, adjacent to the River Lea, somewhat isolated from the central civic hubs of Stamford Hill Broadway. The character of this area contrasts the fine grain of the traditional residential streets in the surrounding context. The quality of both the built fabric and open space within the estate is poor in comparison to other areas of Stamford Hill. There is a large quantity of underutilised parking space.

The average vehicle speeds along Ravensdale Road are higher than the speed limit. This is problematic due to the concentration of schools in the neighbouring area including Bnos Zion of Bobov Girls School on Ravensdale Road, Springfield School on Castlewood Road and numerous schools on Egerton Road.

Project Reference	Public Realm improvements for Ravensdale Road to River Lea
PR. 4	<p><b>Area 04: Ravensdale Road to River Lea</b></p> <ul style="list-style-type: none"> <li>● To provide a raised table junction with a pedestrian refuge island on Ravensdale Road as outlined in the Ravensdale Road Pedestrian Accessibility Improvements.</li> <li>● To provide a safe cycle route along Ravensdale Road, connecting to Clapton Common and to the River Lea.</li> <li>● A new green infrastructure link to the River Lea could be created in the extension of Fairweather Road and Maple Close. This requires the redevelopment of the Ravensdale Commercial Estate.</li> <li>● To infill the street canopy coverage along Ravensdale Road and at the junction with the A10. To plant trees along Fairweather Road towards the River Lea.</li> <li>● To provide nesting and roosting sites along the interface with the River Lea to increase the biodiversity of the area.</li> </ul>
Table 5. Public realm improvements for Ravensdale Road to River Lea	

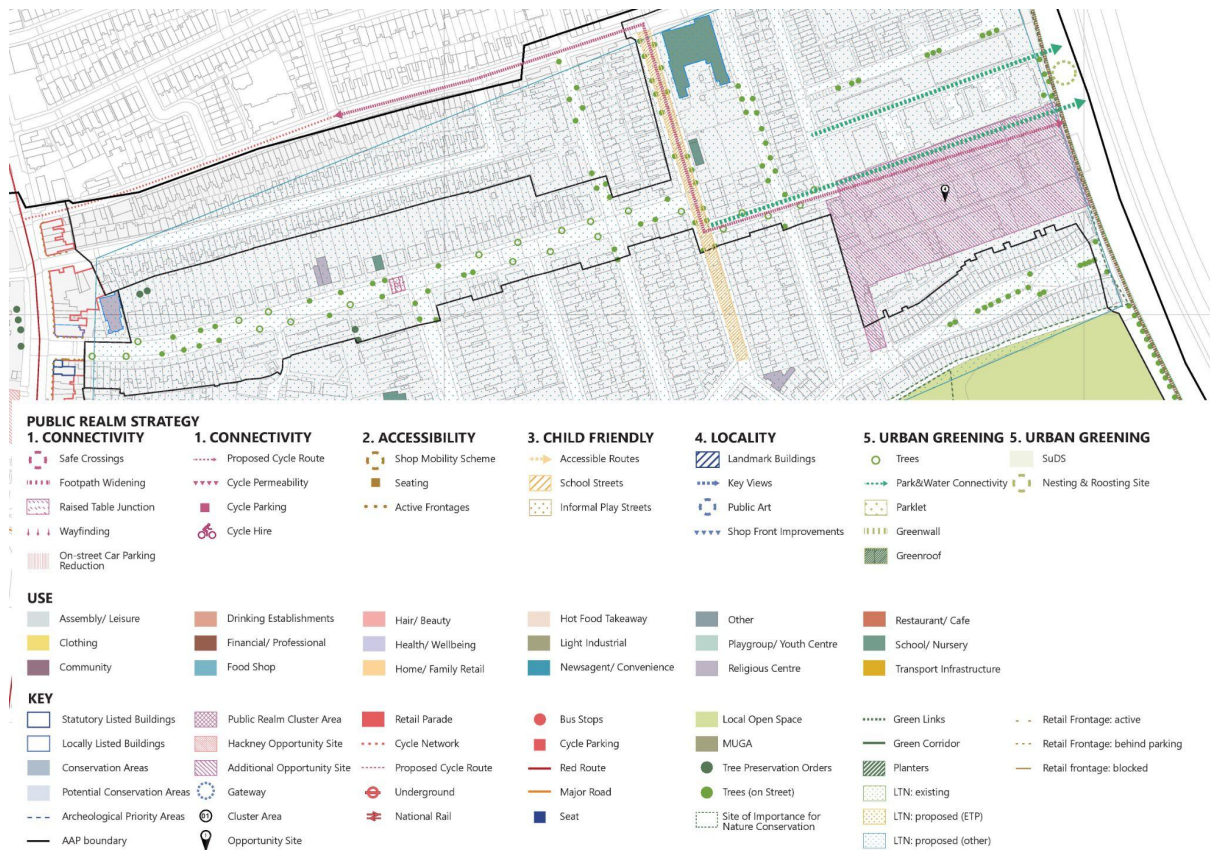


Figure 13 - Ravensdale Road to River Lea (Area 04) Public realm strategy

### Area 05: Oldhill Street

The Oldhill Street cluster area is the neighbourhood shopping centre boundary. The area benefits from the Northworld Cazenove Conservation Area as well as Listed and Locally listed buildings of notable historical value concentrated around Stamford Grove East and West. Recent improvements to the public realm at the Lynmouth Road junction have included the successful interventions of a raised table, adding sculptural benches and feature paving. Street furniture is limited along the rest of Oldhill Street, with scope for improvements.

No public transport routes serve Oldhill Street itself. However there are buses from Clapton Common and Stoke Newington Rail Station is just a walk from the southern end of Oldhill Street.

Oldhill street is congested with slow-moving traffic, especially at the start and end of the school day. This is exacerbated by on-street parking. The road is noisy and polluted which undermines the value of the public realm. Despite the area being in close proximity to Clapton Common, it suffers from a lack of greenery and open spaces on the road itself.

Retail advertising along Oldhill Street is relatively subdued, and there are no outdoor displays. The vast majority of shops employ solid external shutters. Several units appear to be derelict. In addition, the forecourts are underutilised by businesses.

<b>Project Reference</b>	<b>Public Realm improvements for Oldhill Street</b>
<b>PR. 5</b>	<p><b>Area 05: Oldhill Street</b></p> <ul style="list-style-type: none"> <li>● Provide a raised table junction in front of Tyssen Community School to reduce traffic and to increase the safety of the school crossing.</li> <li>● Reduce the dominance of cars parked on streets as they obstruct views to the shopping parade and in some places impinge on the width of the footway.</li> <li>● Provide a safe cycle route connecting Northwold Road to Clapton Common.</li> <li>● A streetscape improvement programme that builds on the intervention at Lynmouth Road would improve the accessibility of Oldhill Street.</li> <li>● The Oldhill Street retail parade would benefit from investments in the shop frontages and the usage of the forecourts for cafe seating and stalls.</li> <li>● Increase the street tree planting along Oldhill Street towards Clapton Common.</li> <li>● Introduce a parklet on the parking spaces on Oldhill Street, in front of the health centre on the junction of Lynmouth Road.</li> </ul>
Table 6. Public Realm improvements for Oldhill Street	



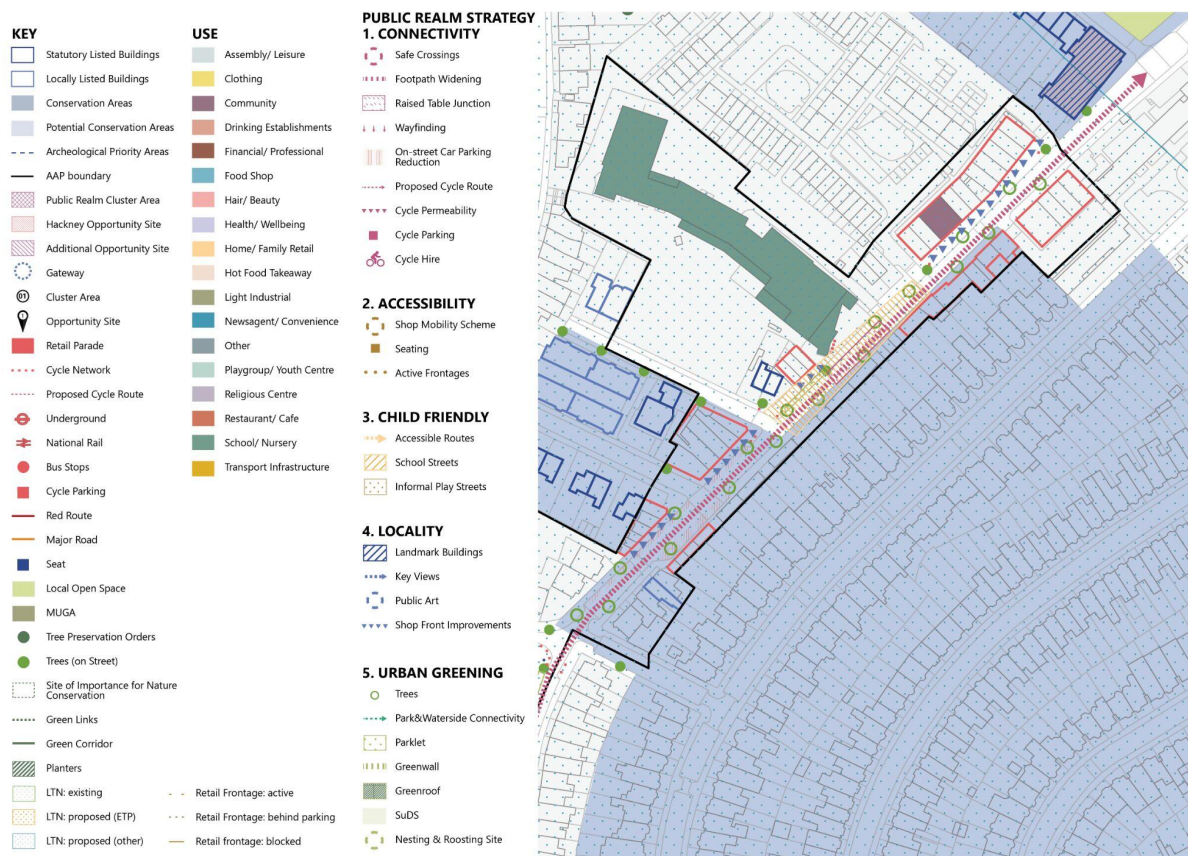


Figure 14 - Oldhill Street (Area 05) Public realm strategy

## Public Transport Improvements

Stamford Hill is relatively well connected with regular bus services to the City, Finsbury Park, Dalston, Manor House and Tottenham. However, gaps in direct bus links have been identified by the Community including links to Homerton Hospital, Golders Green and Central London. The Council will continue to work with Transport for London to seek improvements to the local bus network and help improve local bus services.

With the takeover of the West Anglia lines by Transport for London in 2015, much needed investment was secured to improve lighting, seating and ambience at stations at Stamford Hill, Clapton and Stoke Newington. These have seen significant increases in passenger numbers. The Council will continue to press for further improvements as well as enhanced frequencies to train services in the area. All the stations within the AAP area would benefit from accessibility improvements and step free access.



## Chapter 6 Green Infrastructure and the Environment

Stamford Hill has numerous open spaces. The largest of these is Springfield Park, covering nearly 15 hectares, there are also Lea Valley Park and Clapton Common within the Area Action Plan (AAP) boundary. Adjacent to the area to the north-west lies the recently renovated Woodberry Wetlands.

Stamford Hill residents are able to benefit from the 3.2km catchment of The Lea Valley Regional Park and its proximity to Stamford Hill, within acceptable walking distance from their homes. The area also has adequate access to District size parks, Clissold Park, North and South Millfields Park, Coppermill Fields, Lower Hall Fields and Finsbury Park are all District scale parks which have a catchment area that reaches the Stamford Hill neighbourhood.

The Green Links policy alongside the Hackney's Green and Open Spaces policies in the borough-wide Local Plan seeks to protect and enhance existing biodiversity, develop and improve green links between these spaces and support the creation of new open spaces.

### Key Facts

- There is less public park provision in comparison to the Hackney average. The average provision per 1000 population in Stamford Hill is 0.668ha compared to 1.49ha in Hackney.
- Springfield Park is a classified 'cool space' with 48.52% tree canopy cover. The spaces are outdoor, open, green and shaded areas for Londoners to take respite on hot days.
- Both Green Chains and Green Corridors encourage positive impacts on climate change, drainage, air quality, active travel and health.

### Key Objectives

- To improve connections between existing open spaces within the Stamford Hill area with a particular focus on east to west links to improve accessibility between Woodberry Downs and the Lea Valley Regional Park.

### **Policy AAP8: Green Infrastructure**

- A. All new development adjacent to existing Green Chains and Green Corridors identified in Figure 16 must be developed in a way that contributes towards the green infrastructure network.**
- B. All new development fronting onto the Wetlands to Wetlands Greenway on Figure 17 should deliver ground level urban greening that contributes to a coherent green character and disperse air pollution.**

### **Hackney Local Plan (2033) policy cross reference:**

- LP46 Protection and Enhancement of Green Infrastructure
- LP47 Biodiversity and Sites of Importance of Nature Conservation
- LP48 New Open Space
- LP49 Green Chains and Green Corridors
- LP53 Water and Flooding
- LP54 Overheating and Adapting to Climate Change
- LP55 Mitigating Climate Change
- LP56 Decentralised Energy Networks
- LP57 Waste
- LP58 Improving the Environment - Pollution

### **Green Infrastructure Network**

The London Plan sets standards for the accessibility of each category of open space. It requires that every Londoner should have a small or local park (less than 20ha) within 400m of their home, and a district park (20-60ha) within 1.2km. The Stamford Hill Open Space Study concludes that open space in some areas of Stamford Hill falls beneath these benchmarks.

The findings of the Open Space Assessment (2017) have identified areas that are deficient in overall quantity and accessibility to open space. Firstly areas of the Stamford Hill neighbourhood that are deficient in access to open spaces and secondly overall deficiency in quantity of open space.

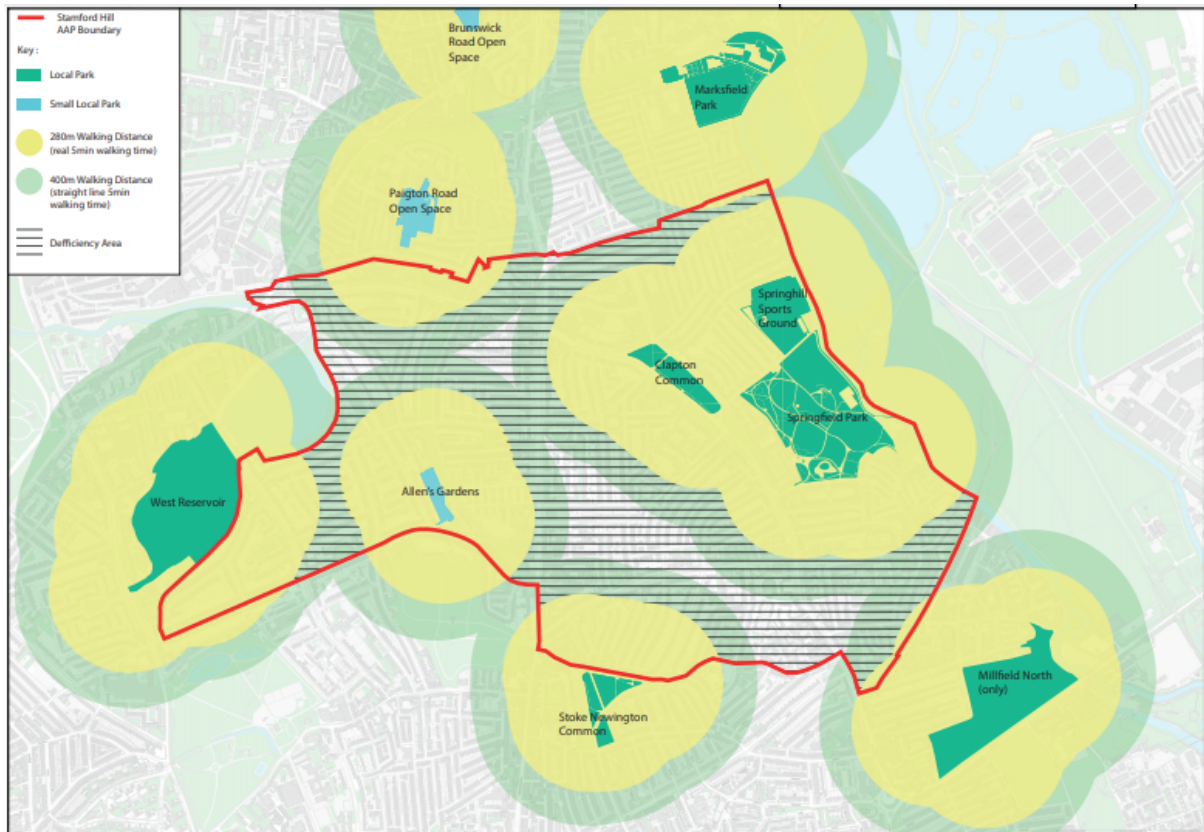


Figure 15 - Open space access and deficiency in Stamford Hill

Figure 15 indicates that there are areas of deficiency in access to local and/or small size parks within 400m walking distance stretching from north west to the south east of the AAP area.

In some cases, identified areas of open space deficiency are not always a result of low quantities of open space, but a lack of or difficult access to open space. The borough wide Local Plan policies encourage the provision of new open spaces in new development borough-wide as well as improve existing spaces, and this AAP looks to further improve the quality, use and greening of existing open spaces, particularly improved accessibility to existing parks and enhanced links between open spaces is encouraged across Stamford Hill and the wider borough in order to enhance the green infrastructure network (refer to Policy LP49 Green Chains and Green Corridors).



Figure 16 - Green Chains and Green Corridors in Stamford Hill

Green Chains and Green Corridors are an integral part of the green infrastructure network that aids accessibility to open spaces and encourages biodiversity into the built environment. Green Chains connect publicly accessible green spaces to each other within Hackney's boundaries and beyond. Green Chains act as an extension of the green spaces that they connect, and should follow the ten Healthy Streets indicators. The Green Chains identified in Stamford Hill are;

- Clissold Park to Springfield Park Green Chain: From Clissold Park through Cazenove to Springfield Park

Green Corridors are relatively continuous areas of open space leading through the built environment, which may be linked and may not be publicly accessible. They may allow animals and plants to be found further into the built-up area than would otherwise be the



case and provide an extension to the habitats of the sites they join. The green corridors identified in Stamford Hill include the following:

- Hackney Downs to Amhurst Park Road Railway Cutting: Along the railway line from Stoke Newington station up to Stamford Hill station;
- Lea Navigation Corridor: The east boundary of the AAP area along the River Lea Canal;
- Hackney Downs to Leaside Road Railway Cutting: The south eastern boundary of the AAP area along the railway line to Clapton Station; and,
- New River: The western boundary of the Stoke Newington reservoirs (adjacent to the AAP area).

### Wetlands to Wetlands Greenway (Finsbury Park to Walthamstow Wetlands)

The Wetlands to Wetlands Greenway joins Woodberry Wetlands to Walthamstow Wetlands and provides an east to west link to improve accessibility between Woodberry Downs and the Lea Valley Regional Park. Development fronting onto the Wetlands to Wetlands Greenway within the AAP area should deliver ground level urban greening that contributes to a coherent green character and disperse air pollution.

The Council is producing a Green Infrastructure Strategy (GIS) which will provide a framework for protecting, improving, expanding and connecting Hackney's green infrastructure and identifies mechanisms for delivery. The GIS will be consulted on later this year.

Wetlands to Wetlands Greenway



Figure 17 - Wetlands to Wetlands Greenway

## **Biodiversity and Sites of Importance of Nature Conservation**

Stamford Hill has a number of nature conservation areas within and adjacent to the AAP area, including Sites of Importance for Nature Conservation (SINCs) which are areas of land chosen to represent the best wildlife habitats in London and areas of land where people can experience nature close to where they live and work. Sites are classified into Sites of Metropolitan, Borough and Local Importance depending on their relative value. Stamford Hill has a number of designated SINCs which include:

- Spring Hill Playing Fields and Allotments
- Springfield Park
- Homeleigh Railway Cutting / Stamford Hill Railsides
- Allen's Gardens
- Clapton Common Pond
- Lea Valley (adjacent to AAP area)
- Abney Park Cemetery (adjacent to AAP area)
- Clissold Park (adjacent to AAP area)
- The New River (Woodberry Down) (adjacent to AAP area)
- Stoke Newington Reservoirs (adjacent to AAP area)

Local Nature Reserves (LNR) are places with wildlife or geological features that are of special interest locally. Stamford Hill LNRs include:

- Springfield Park
- Abney Park (adjacent to AAP area)

Adjacent to the AAP area along the north west boundary is Woodberry Wetlands (previously known as East Reservoir) and West Reservoir, also known as Stoke Newington Reservoirs. Parts of Woodberry Down and Stamford Hill West within the Stamford Hill AAP area are within the 400m catchment for West Reservoir; the site currently has restricted public access but work is underway to open up West Reservoir for wider public access. The neighbouring Woodberry Wetlands (previously known as East Reservoir) provides a higher quality open space with full public access and in recent years has received Lottery funding to enhance the site for wildlife and the public.

The River Lea runs along the eastern boundary of the Stamford Hill AAP area. There is a focus to open up access to the River Lea through previously developed land along the Lea Valley Edge. This would enhance the setting of development along the River Lea Canal and will improve the access to the Lee Valley Regional Park, which includes the green corridor of Queen Elizabeth Olympic Park, Leyton Marshes and Walthamstow Wetlands that are located partially in Hackney and in the neighbouring boroughs.

National guidance set out in both the NPPF 2021 and the Environmental Bill 2020 outlines that new development should secure a net gain in biodiversity to curate robust green infrastructure networks across the built environment. This means that development should leave biodiversity in a better state than before. All development proposals should retain, enhance or create features and areas of nature conservation and/or geodiversity value and avoid harm to biodiversity. Wildlife corridors should be provided or enhanced where



appropriate. All major development proposals are required to include a biodiversity survey of the site setting out actions that will be taken to protect and enhance the biodiversity value on the site and the methods of habitat management that will be implemented. Refer to policy LP47 of the borough-wide Local Plan.

## **Flooding**

Stamford Hill is predominately in Flood Zone 1 so there is a low risk of fluvial flooding in the AAP area, except along the eastern boundary where it is in Flood Zone 2 and 3 and there is an increased risk of fluvial flooding from the River Lea. The AAP area also contains three critical drainage areas, mainly to the southeast in Upper Clapton and Clapton as well as the southwest in Stoke Newington. Critical drainage areas are defined as a discrete geographic area (usually a hydrological catchment) where multiple and interlinked sources of flood risk (surface water, groundwater, sewer, main river and/or tidal) cause flooding during severe weather thereby affecting people, property or local infrastructure.

When building or developing in an identified Local Flood Risk Zone (LFRZ) as shown in Figure 18, refer to policy LP53 of the borough-wide Local Plan, as you may be required to submit a site-specific Flood Risk Assessment (FRA) subject to a number of considerations including the size and type of the development, the location of the site, and the degree of flood hazard. The types of development set out in policy LP53 C will be expected to submit an appropriate flood risk assessment.

Proposals for involving basement development in a critical drainage area must comply with Local Plan policy LP53 part C(iv) and submit a flood risk assessment to demonstrate that there would not be an increase in potential groundwater flooding to the immediate and surrounding area by putting in a basement.

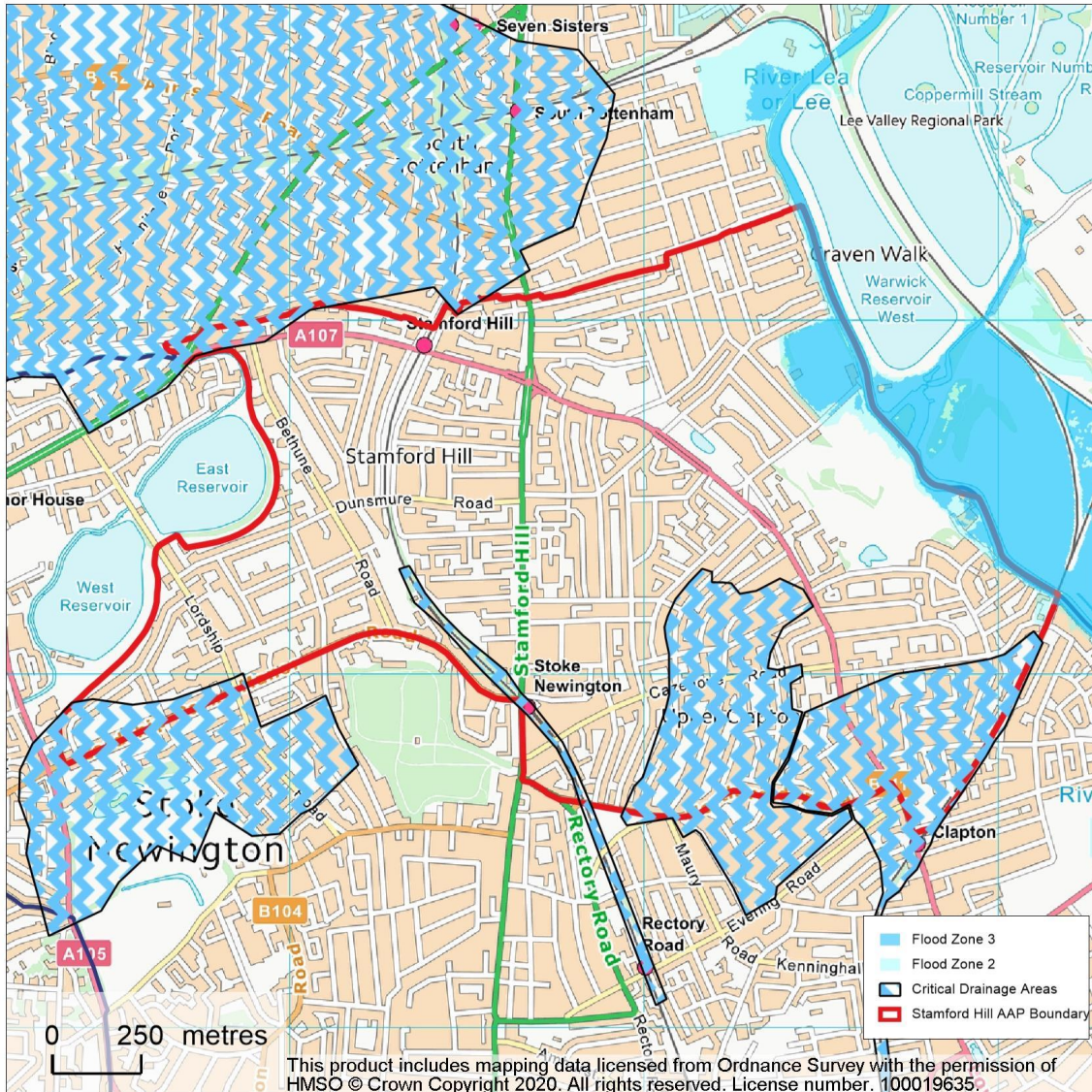


Figure 18 - Local Flood Risk Zones in Stamford Hill

The risk of surface water flooding has a greater impact on the urbanised environment due to runoff from impermeable and made surfaces. These risks are exacerbated by the impact of climate change, which will lead to increased rainfall intensity and frequency. As much of Stamford Hill is densely populated, any further addition of impermeable surfaces will increase the risk of flooding to the area and surface water flow path will also become more unpredictable, which can then affect areas which may not previously be under the threat of flood risk.

It is therefore essential that permeable ground within the Stamford Hill region be increased with impermeable surfaces reduced to allow water to soak into lower soil profiles and the underlying geology where feasible. Green infrastructure such as green roofs, rain gardens, bioretention areas, wetlands, swales etc will encourage natural infiltration into the ground. This can reduce surface runoff, thereby decreasing the risk of surface water flooding which can occur after a heavy rainfall when the public drainage system is overwhelmed.

## **Climate change**

The Council declared a Climate Emergency and to do 'everything within the Council's power' to deliver net zero emissions across its functions by 2040. In 2020, the Hackney Decentralised Energy Masterplan was produced to identify opportunity areas for district heat network development. Heating demands make up over 30% of the UK's total carbon emissions and, as the UK grid is decarbonising, is becoming a focus area in government decarbonisation objectives as traditionally heating is provided by natural gas in the UK which will not allow the UK to meet its carbon targets.

The Decentralised Energy Masterplan identifies Stamford Hill as an area with high fuel poverty, the highest in Hackney. Therefore decentralised energy has a role to play in fuel alleviation and the Council is supportive of maximising opportunities to incorporate decentralised energy to support reductions in energy use and emissions, in line with Policy LP56.

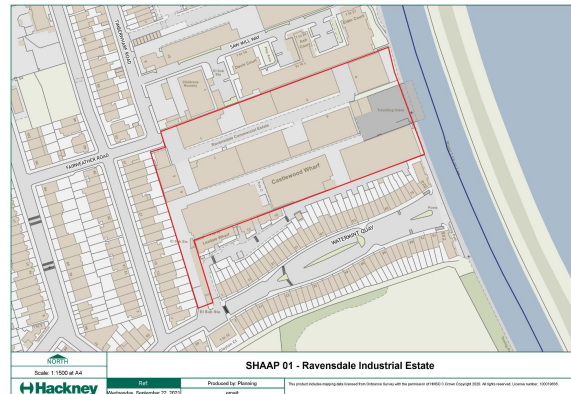
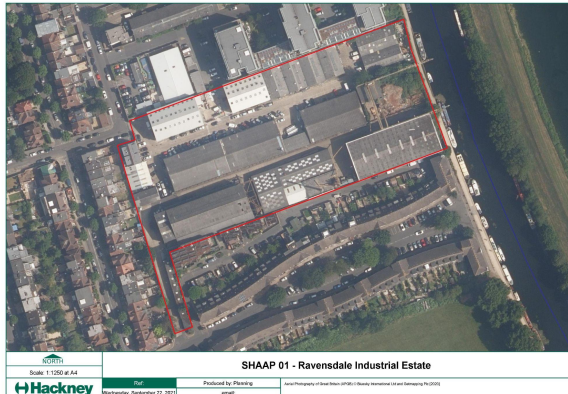
The Local Plan sets out policies to deliver a reduction in carbon emissions and pollution, a greater use of sustainable, construction techniques, and effective water and waste management. It also sets out Hackney's approach to climate change, through adaptation requirements in policies, LP53 and LP54, that build-in resilience and prepare for expected changes to the environment that will occur through climate change. As well as mitigating climate change in policies LP55 and LP56.

## 5. Site Allocations

The Stamford Hill AAP has allocated key strategic development sites that contribute to the objectives and vision for the area. This section identifies these sites as Site Allocations and includes policies that provide site-specific development guidance and allocate particular uses during the 15 year plan period; in the 'short term' (0-5 yrs), 'medium term' (6-10 yrs) and 'long term' (11-15 yrs). The sites allocated in this section, along with other sites including permission not yet implemented (pipeline) and estate regeneration schemes will support the delivery of this Plan. Developers are to refer to the Site Allocations and engage with the Council early on development proposals for these sites.

Site Reference	Site Name
SHAAP 01	Ravensdale Industrial Estate
SHAAP 02	Land adjacent to Stamford Hill Station
SHAAP 03	151 Stamford Hill, N16 5LG
SHAAP 04	ASDA Village, 158 Clapton Common, E5 9AG
SHAAP 05	Morrisons, 47-49 Stamford Hill, N16 5TB

# SHAAP 01 - Ravensdale Industrial Estate



**Ward:** Springfield

**Ownership:** Private

**Area in Hectares:** 1.7

**Existing use:** Commercial, light industrial and residential

**Planning Considerations:**

- Local Plan 2033 Policy PP4 Stamford Hill
- Lea Navigation Green Corridor
- Flood Zone 2 to east of the site
- Ravensdale Road to River Lea public realm improvements
- Site slightly in Flood Zone 2 on eastern boundary
- PTAL 1a - 2

**How was the site identified?**

Site identified by the Council.

**Timescale:** Medium Term

**Policy SHAAP 01**

**Allocation:**

Residential and commercial mixed-use development

**Development Principles:**

The Ravensdale Industrial Estate is a small commercial and informal warehouse housing site left from a time when similar sites lined the west bank of the Lea Navigation. The cranes on site and local landmarks which oversail the canal and are a reminder of the



industrial heritage of the navigation. The large buildings on site are flexible and offer low cost accommodation for a variety of uses, not least informal housing for creative people. The site is not particularly accessible by public transport given the PTAL rating, so the capacity proposed, and any access arrangements will need to consider this.

Any development needs to take into consideration the fact that the site falls within a fluvial flood zone 2, therefore an appropriate Flood Risk Assessment will need to be produced.

Notable features: A landmark crane structure. Large, landmark scale 20th Century warehouses, some of which have character value. The cranes also enclose an unbuilt space which serves as a waterside amenity space.

**Development here should:**

- Provide waterside amenity space
- Deliver significant urban greening in the form of trees and planting
- Look to retain/incorporate characterful elements such as the waterside crane structure
- Be of an appropriate building height of up to 8 storeys, including 2 setback top storeys.

**Opportunities:**

- Improve public realm along the Ravensdale Road to River Lea
- Improve connections through the site to the canal
- Waterfront landmark building
- Potential for a variety of commercial and community uses that positively contribute to the area's social infrastructure
- Provision of much needed housing including genuinely affordable homes.

**Indicative Capacity:** Approximately 240 residential units with community use and reprovision of commercial use.

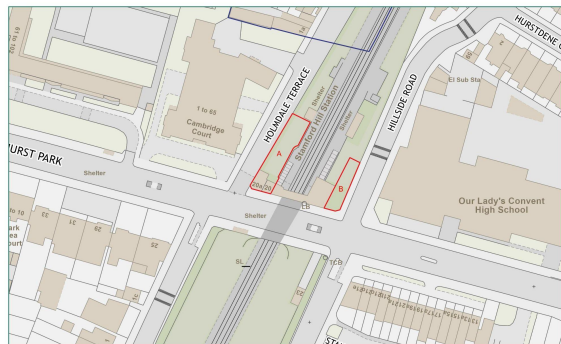
**Planning Status:** Pre-app discussions on part of the site.



# SHAAP 02 - Land adjacent to Stamford Hill Station Railway



Scale: 1:500 @ A4  
**SHAAP 02 - Land adjacent to Stamford Hill Station Railway**  
 Produced by Planning  
 Thursday, September 23, 2021



Scale: 1:500 @ A4  
**SHAAP 02 - Land adjacent to Stamford Hill Station Railway**  
 Produced by Planning  
 Thursday, September 23, 2021

**Ward:** Springfield/Woodberry Down

**Ownership:** Public

**Area in Hectares:** 0.041

**Existing use:** Retail and banks of the railway cutting

**Planning Considerations:**

- Local Plan 2033 Policy PP4 Stamford Hill
- Hackney Downs to Amhurst Park Road Railway Cutting Green Corridor (south of site)
- PTAL 5

**How was the site identified?**

Site identified by the Council.

**Timescale:** Medium Term

**Policy SHAAP 02**

**Allocation:**

Residential

**Development Principles:**

The two sites are adjacent to the entrance of Stamford Hill station. The sites are small corner sites plus land behind on the banks of the railway cutting. One site is cleared and vacant and one site is occupied by a small retail unit. The station is a single-storey heritage asset. Buildings to the west are 5 storeys and to the east are 4 storeys. The site could support a 3 storey building, stepping down to a single storey to Amhurst Park.

**Development here should:**

- Be of an appropriate building height of 1-3 storeys.

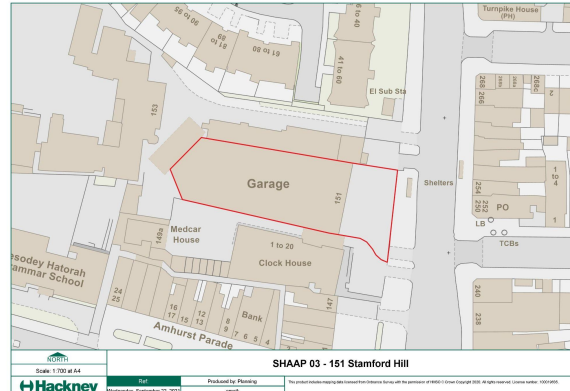
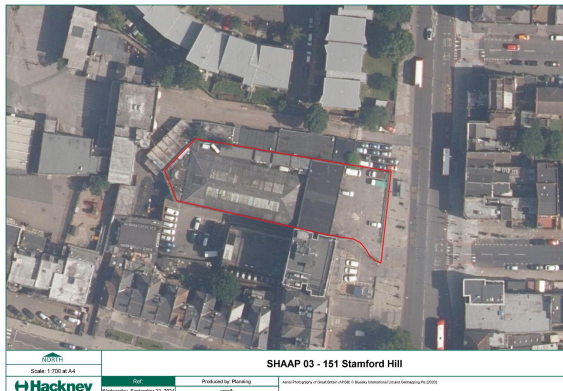
**Opportunities:**

- Sensitive and innovative design to complement the complexity of this site.
- Create a new platform access.
- Provision of much needed housing including genuinely affordable homes.

**Indicative Capacity:** Approximately 12 residential units.

**Planning Status:** No recent planning activity.

# SHAAP 03 - 151 Stamford Hill, N16 5LG



**Ward:** Springfield

**Ownership:** Private

**Area in Hectares:** 0.19

**Existing use:** Retail

**Planning Considerations:**

- Local Plan 2033 Policy PP4 Stamford Hill
- LP34 Stoke Newington, Stamford Hill and Finsbury Park
- Located in Stamford Hill District Centre
- Stamford Hill District Centre public realm improvements
- PTAL 5

**How was the site identified?**

Site identified by the Council.

**Timescale:** Medium Term

**Policy SHAAP 03**

**Allocation:**

Residential and reprovision of commercial use

**Development Principles:**

- Be set in private and communal gardens at first floor level
- Be of an appropriate building height of 5 storeys and set in from the northern and southern boundaries at the rear

- Create dual aspect flats, likely by using deck access
- Follow the front building line along Stamford Hill Broadway.

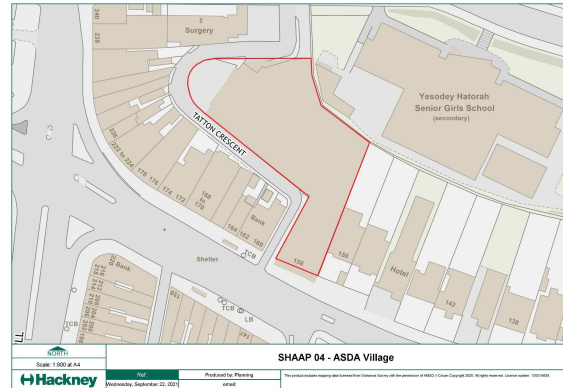
**Opportunities:**

- Potential for a variety of commercial and community uses to occupy commercial space that positively contribute to the area's social infrastructure.
- Provision of much needed housing including genuinely affordable homes.

**Indicative Capacity:** Approximately 40 residential units with reprovision of commercial floorspace.

**Planning Status:** No recent planning activity.

# SHAAP 04 - ASDA Village, 158 Clapton Common, E5 9AG



**Ward:** Springfield

**Ownership:** Private

**Area in Hectares:** 0.4

**Existing use:** ASDA superstore and commercial units

**Planning Considerations:**

- Local Plan 2033 Policy PP4 Stamford Hill
- LP34 Stoke Newington, Stamford Hill and Finsbury Park
- Located in Stamford Hill District Centre
- Stamford Hill District Centre public realm improvements
- PTAL 5

**How was the site identified?**

Site identified by the Council.

**Timescale:** Long Term

**Policy SHAAP 04**

**Allocation:**

Residential and reversion of commercial use

**Development Principles:**

Maps from 1953 show the site, which today is a shopping arcade anchored by Asda, as a cinema. For most of the 20th Century the site has been the location of an important landmark building anchoring the eastern end of Stamford Hill Broadway Town Centre. In

the past the building on the site has also been taller and architecturally more substantial than the current single storey building.

**Development here should:**

- Improve street surveillance with front doors and windows animating a new throughway
- Be of an appropriate massing and building line in order to be sensitive to surrounding residential buildings
- Frame the entrance to the site from Clapton Common with a slightly taller corner feature
- Be of an appropriate building height of up to 3 storeys fronting the street, rising to 5 storeys at the rear.

**Opportunities:**

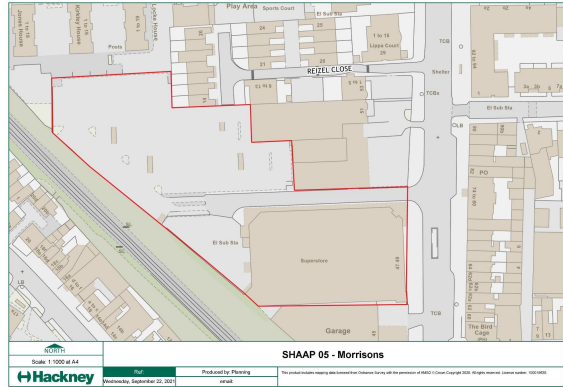
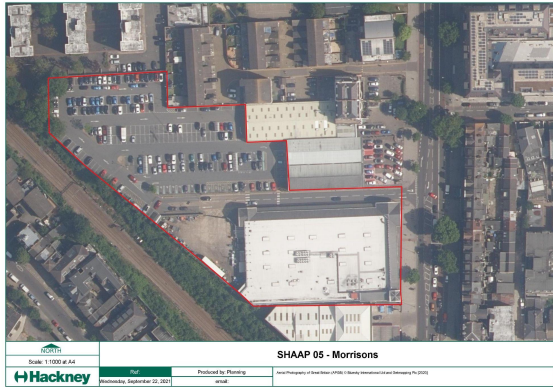
- Potential for a variety of commercial and community uses to occupy commercial space that positively contribute to the area's social infrastructure
- Creation of a new pedestrian street and play corner space, creates new north-south connections between Clapton Common and Egerton Road
- Provision of much needed housing including genuinely affordable homes.

**Indicative Capacity:** Approximately 40 residential units with reprovision of commercial floorspace.

**Planning Status:** No recent planning activity.



# SHAAP 05 - Morrisons, 47-49 Stamford Hill, N16 5TB



**Ward:** Stamford Hill West

**Ownership:** Private

**Area in Hectares:** 1.18

**Existing use:** Morrisons Superstore and car park

## Planning Considerations:

- Local Plan 2033 Policy PP4 Stamford Hill
- LP34 Stoke Newington, Stamford Hill and Finsbury Park
- Located in Stoke Newington District Centre
- Stamford Hill Boulevard public realm improvements
- Critical Drainage Area (western end of site)
- Hackney Downs to Amhurst Park Road Green Corridor
- PTAL 5

## How was the site identified?

Site identified by the Council.

**Timescale:** Medium Term

## Policy SHAAP 05

### Allocation:

Residential and reversion of commercial use

### Development Principles:

The site is in the Stoke Newington District centre. The western 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.

**Development here should:**

- Re-establish the set back build line that characterises Stamford Hill with the inclusion of new public square by the corridor essential to mark entrance into the development and establish relationships with existing historic buildings
- Be a street-based development with perimeter blocks up to 3-7 storeys
- Have a 4 storey frontage with 2 further storeys set-back towards Stamford Hill
- Have a form and style that respects the setting of the adjacent locally listed building
- Retain existing mature trees
- Include a large commercial ground floor space on site.

**Opportunities:**

- Public space at the centre of the site could introduce much needed opportunities for play
- Potential for a variety of commercial and community uses to occupy commercial space that positively contribute to the area's social infrastructure
- Provision of much needed housing including genuinely affordable homes.

**Indicative Capacity:** Approximately 250 residential units with community use and re-provision of commercial floorspace.

**Planning Status:** Pre-Application discussions ongoing.

## Stamford Hill Bus Garage - Potential future development opportunity



Stamford Hill Bus Garage  
Scale: 1:1250 at A4  
Produced by Planning  
Hackney Local Plan 2016



Stamford Hill Bus Garage  
Scale: 1:1250 at A4  
Produced by Planning  
Hackney Local Plan 2016

The AAP must explore all options to maximise growth to meet the needs of residents and businesses. In addition to allocating sites for development, the role of the AAP is to identify potential future development opportunities that may come forward in the longer term, such as the Stamford Hill Bus Garage.

The Stamford Hill Bus Garage was identified as a site allocation in the Site Allocations Local Plan (2016) and since then, engagement with the landowners has concluded that the site is currently an important asset to the transport network and local bus infrastructure but there may be potential to develop the site in the longer term. Any future development opportunities will need to respect the setting of the Grade II\* listed Church of the Good Shepherd which abuts the southern boundary of the site and should explore the part retention and conversion of the existing early 20th Century garage building to re-provide an electrified garage alongside residential and community use.

## 6. Implementation Strategy

This section provides an overview of the ways the Council will deliver and monitor the delivery of the Stamford Hill Area Action Plans's vision, objectives and policies. It focuses on how we will:

- Work to deliver the objectives and policies for Stamford Hill that align with the strategic principles set out in Place Policy 4 of the Local Plan 2033
- Support the delivery of sites allocated in the Plan
- Make use of planning obligations and the Community Infrastructure Levy
- Take account of issues of development viability and contingency.

### Implementation of Policy

The borough-wide Local Plan 2033 (LP33) articulates the growth strategy for Hackney through an area based approach using Place Policies. Place Policy 4 sets out key strategic principles for the future development of Stamford Hill, which align with the objectives of this AAP.

A key mechanism for delivering the Stamford Hill Area Action Plan will be the Council's decisions on planning applications. Most development requires planning permission (other than that allowed under 'permitted development rights') and LB Hackney is the statutory local planning authority for this part of the borough, with the power to determine planning applications and enforce the implementation of policies and decisions. Major applications are also subject to the Mayor's powers of refusal or determination. The policies in the Borough wide Local Plan (LP33), along with those in this AAP, once adopted, will provide the framework for such decisions.

Planning decisions will be crucial to ensuring that new development appropriately responds to AAP's Vision, objectives and policies. The development management process provides an opportunity to manage the form that development takes in Stamford Hill, in relation to its location, scale, design and appearance, and the use of land. In particular, pre-application discussions are an important tool.

The Council will also take account of any supplementary planning documents and guidance when determining planning applications. The site allocations will play a key role in achieving the identified commercial, housing, and infrastructure needs for Stamford Hill. The Site Allocations are detailed in Chapter 5 and site capacity assumptions are outlined below.

Stamford Hill already has existing pressures on social infrastructure and new development will add incrementally to the need for new social and hard infrastructure. The overall picture of social infrastructure needed in Stamford Hill is set out in the Stamford Hill Social Infrastructure Needs Assessment and should be read alongside the borough-wide

Infrastructure Delivery Plan. To support growth in Stamford Hill, new infrastructure will need to be provided and in some cases existing infrastructure will need to be upgraded. The way in which development contributes towards community infrastructure will be guided by the Planning Contributions SPD and the Hackney Community Infrastructure Levy Charging Schedule.

An Implementation Plan is crucial in order to help deliver the AAP, coordinating the delivery of key infrastructure and other projects and tasks with development. Within this timescale, a series of projects have been identified which need to be brought forward. Development proposals will need to provide or fund local improvements and non-infrastructure items to mitigate the impact of development and/or facilities; and requirements made necessary by development.

Table 7 outlines the public realm projects identified in Chapter 5. It is anticipated that these projects will be funded primarily through S106 contributions however the Council will continue to engage with Transport for London (TfL) about potential funding of projects along the TfL network.

Project Reference	Projects
PR. 1	<p><b>Area 01: Stamford Hill District centre</b></p> <ul style="list-style-type: none"> <li>● Safe crossings and footpath widening/carriageway narrowing around the A10 and A107 junction.</li> <li>● Vehicle access and parking should be removed from shop forecourts.</li> <li>● Proposed cycle lane along the A10 and A107.</li> <li>● Additional cycle parking should be provided.</li> <li>● Provision of a cycle hire scheme on the Broadway.</li> <li>● Provision of a shopmobility scheme in the Stamford Hill town centre.</li> <li>● Increase the number of seats and places to rest on the Broadway.</li> <li>● Remove the public realm clutter to simplify the streets and to maximise the clear footpath width for wheelchairs and pushchairs to pass easily.</li> <li>● Scope to provide child friendly routes along the Broadway from Stamford Hill station towards Holmleigh Road and the Hillside Children’s Centre.</li> <li>● Enhance the identity of the Broadway by adding public artwork.</li> <li>● Shop front and facade improvements.</li> <li>● Narrowing the A10 at the junction approach and planting legacy trees such as London Plane Trees to continue the tree planting pattern established along the southern stretch of the A10 in Stamford Hill.</li> <li>● Feature green walls on blank facades around the Broadway.</li> </ul>

<p><b>PR. 2</b></p>	<p><b>Area 02: Dunsmure Road</b></p> <ul style="list-style-type: none"> <li>● Crossing improvements are required at the junction between Dunsmure Road, the A10 and Portland Avenue to increase the pedestrian priority at the junction.</li> <li>● Traffic calming measures are required on Dunsmure Road. There is scope to raise the table by the high street and by the junction to the A10.</li> <li>● Reduction in on-street car parking on Dunsmure Road to improve pedestrian accessibility and visibility of retail frontages.</li> <li>● Footpath widening by the Dunsmure high street and on Portland Avenue adjacent to the public library.</li> <li>● Proposed cycle route to connect between the existing CS1 route on Dunsmure Road and Clapton Common and the River Lea to increase accessibility to local open space.</li> <li>● Providing seating by the retail parade would provide opportunities for people to stop and rest.</li> <li>● Scope to connect the area to the proposed child friendly routes along the Broadway.</li> <li>● Enhance the facade of the Stamford Hill Library to increase its presence as a local landmark.</li> <li>● Extend the tree canopy coverage along the Dunsmure Road further east from East Bank to St Andrew's Church.</li> <li>● The wide pavements by the Dunsmure Road high street could facilitate small parklets on the four corners.</li> </ul>
<p><b>PR. 3</b></p>	<p><b>Area 03: Stamford Hill Boulevard</b></p> <ul style="list-style-type: none"> <li>● Redesign the crossing between Manor Road, Belfast Road and the A10, to provide a safer crossing point for pedestrians and cyclists.</li> <li>● Raise the table between Stoke Newington Station and Manor Road to slow down vehicle traffic and to emphasize pedestrian safety and priority.</li> <li>● Parking on shop forecourts to be limited.</li> <li>● The bus lane further South on the A10 could be extended North to provide a dedicated route for buses and cyclists to the Stamford Hill District Centre.</li> <li>● The signage for Stoke Newington Station could be enhanced to aid wayfinding and contribute to placemaking objectives.</li> <li>● Allow for additional space around Stoke Newington Station and bus stops for passengers queuing.</li> <li>● The forecourt in front of Stoke Newington station should be regenerated and decluttered. The bicycle stands could be relocated to on-street cycle parking to provide more footway space for seating.</li> <li>● The North parade of Cazenove Road leading to the rail station has a strategic location; retail activity and cafe seating should be encouraged on the forecourts.</li> <li>● Provision of new seating areas along the wide pavements in the area.</li> <li>● Shop front and facade improvements to the key retail parades would help to conserve unique historic building stock and create a more attractive and vibrant town centre.</li> </ul>



	<ul style="list-style-type: none"> <li>● To investigate the capacity for existing buildings such as Stoke Newington Station to feature green or brown roofs to mitigate local air pollution.</li> <li>● Hugh Gaitskill House could produce a welcoming and pedestrian friendly public space at this significant point of arrival in Stamford Hill. The forecourt could be transformed into a park, increasing local biodiversity and providing accessible seating and opportunities for play.</li> <li>● To extend the street tree canopy coverage further South from Windus Road to Cazenove Road.</li> </ul>
<b>PR. 4</b>	<p><b>Area 04: Ravensdale Road to River Lea</b></p> <ul style="list-style-type: none"> <li>● To provide a raised table junction with a pedestrian refuge island on Ravensdale Road as outlined in the Ravensdale Road Pedestrian Accessibility Improvements.</li> <li>● To provide a safe cycle route along Ravensdale Road, connecting to Clapton Common and to the River Lea.</li> <li>● A new green infrastructure link to the River Lea could be created in the extension of Fairweather Road and Maple Close. This requires the redevelopment of the Ravensdale Commercial Estate.</li> <li>● To infill the street canopy coverage along Ravensdale Road and at the junction with the A10. To plant trees along Fairweather Road towards the River Lea.</li> <li>● To provide nesting and roosting sites along the interface with the River Lea to increase the biodiversity of the area.</li> </ul>
<b>PR. 5</b>	<p><b>Area 05: Oldhill Street</b></p> <ul style="list-style-type: none"> <li>● Provide a raised table junction in front of Tyssen Community School to reduce traffic and to increase the safety of the school crossing.</li> <li>● Reduce the dominance of cars parked on streets as they obstruct views to the shopping parade and in some places impinge on the width of the footway.</li> <li>● Provide a safe cycle route connecting Northwold Road to Clapton Common.</li> <li>● A streetscape improvement programme that builds on the intervention at Lynmouth Road would improve the accessibility of Oldhill Street.</li> <li>● The Oldhill Street retail parade would benefit from investments in the shop frontages and the usage of the forecourts for cafe seating and stalls.</li> <li>● Increase the street tree planting along Oldhill Street towards Clapton Common.</li> <li>● Introduce a parklet on the parking spaces on Oldhill Street, in front of the health centre on the junction of Lynmouth Road.</li> </ul>
Table 7. Stamford Hill public realm improvements	

## Delivery of Sites

The delivery of the Site Allocations in Part 5 will play a key role in achieving the identified housing, community, employment and infrastructure needs for Stamford Hill. It is therefore crucial to the delivery of the strategic principles for Stamford Hill that development sites deliver their allocated uses. Implementation and delivery of the sites will require the Council to work closely with partners including landowners and developers, as well as infrastructure providers, the Greater London Authority and Transport for London, to ensure a coordinated approach is achieved.

### Site Capacity Assumptions

The Gross External Area (GEA) capacity figures set out below are indicative and should not be considered to be the exact quantum sought. However, they are a reasonable approximation of the scale of development of these uses that is expected from the allocated sites.

Site	Housing (sqm)	Employment (sqm)	Community (sqm)	Total (sqm)	Phasing (Short Medium or Long Term)
SHAAP 01	22,080	4,980	1,160	28,220	Medium Term
SHAAP 02	1,100	125	--	1,225	Medium Term
SHAAP 03	3,600	1,400	--	5,000	Medium Term
SHAAP 04	3,775	3,650	--	7,425	Long Term
SHAAP 05	22,470	3,760	1,128	27,358	Medium Term

Table 8. Stamford Hill site capacity assumptions

## Viability and Feasibility

The Council commissioned a viability study to ensure the policies and site allocations identified in Part 4 and 5, respectively, are deliverable. All site guidance is subject to viability and detailed consideration of design and amenity impacts.

It is recognised that the housing and commercial markets are inherently cyclical and the viability of the AAP policies were tested at a time when markets experienced a period of growth. Forecast for future house price growth published prior to the outbreak of the coronavirus pointed to continuing growth in mainstream London housing markets, although

there is a degree of short to medium term uncertainty associated with the UK's future trading relations with the European Union resulting from a rather 'thin' trade deal agreed a few days prior to the end of the transition period in 2020.

## **Monitoring**

The performance of the Stamford Hill AAP will be monitored to enable an understanding of the extent to which its policies deliver the Council's vision and objectives for the area. The Council will monitor the effectiveness of the Plan and the supporting guidance by regularly assessing its performance against a series of quantitative indicators. The Council's performance will be reported in the annual authority monitoring report (AMR). The AMR also reports on the collection and spend of the community infrastructure levy (CIL) and S106 obligations in accordance with government regulations.

## 7. Schedule of LP33 Policies Superseded by the Stamford Hill AAP Policies

Regulation 8(5) of the Town and Country Planning (Local Planning) (England) Regulations 2012 states that where a local plan contains a policy that is intended to supersede another policy in the adopted development plan, it must state that fact and identify the superseded policy.

The below table identifies the LP33 policies superseded by the Stamford Hill AAP Policy.

<b>Superseded LP33 Policy</b>	<b>AAP Policy to replace</b>
Policy LP19 B	Policy AAP2
Table 9. Superseded policies	

## 8. Schedule of Site Allocations Replaced by the AAP

The following site allocation from Hackney's Site Allocations Local Plan (2016) is replaced by the site allocation in this Stamford Hill Area Action Plan (AAP).

<b>Superseded Site Allocation Local Plan (2016)</b>	<b>Stamford Hill AAP Site Allocation to replace</b>
Ref. 285 - 151 Stamford Hill, N16 5LG	SHAAP 03 - 151 Stamford Hill, N16 5LG
Table 10. Superseded Site Allocations	

## 9. Glossary

**Accessibility** - the ability of people to move around an area and to reach places and facilities, including pensioners and disabled people, those with young children and those encumbered with luggage or shopping.

**Adoption** - the formal decision by the Council to approve the final version of a document, at the end of all the preparation stages, bringing it into effect.

**Affordable Housing** - Social Rented, Affordable Rented and Intermediate Housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Policy LP13 of the Local Plan sets out Hackney's preferred genuinely affordable tenures.

**Affordable Workspace** - New-build employment floorspace, providing affordable space for small businesses, to occupy, often operated and managed by a workspace provider.

**Amenity** - a general term used to describe the tangible and intangible benefits or features associated with a property or location that contributes to its character, comfort, convenience or attractiveness.

**Area Action Plan (AAP)** - a particular type of Development Plan Document/Local Plan which provides a planning framework for any area where significant change and/or conservation is needed.

**Article 4 Directions** - Article 4 directions remove some or all permitted development rights, for example within a conservation area or curtilage of a listed building. Article 4 directions are issued by the local planning authority.

**Authority Monitoring Report (AMR)** - a document produced by the Local Planning Authority to report on the progress of producing development plan documents (DPDs) and the implementation of policies. Formerly known as the Annual Monitoring Report.

**Biodiversity** - all species of life on earth including plants and animals and the ecosystem of which we are all part.

**Communal Open Space** - Open space that is for shared use by the occupants of a number of dwellings and/or business. The term is used to distinguish such space from private open space i.e. gardens or balconies attached to an individual dwelling or business premises, and 'public' open space i.e. parks, public squares where there is a degree of freedom about who can use the space and for what purposes.



**Community Facilities (also see social infrastructure)** - Community facilities can be broadly defined as including children's play and recreation facilities, services for young people, older people and disabled people, as well as health facilities, education facilities, libraries, community halls, meeting rooms, places of worship and public toilets. Adequate provision for these facilities is particularly important in major areas of new development and regeneration. The definition also includes statutory undertakers, emergency services, indoor recreation serving local catchments (especially dual use) and welfare or meeting halls.

**Conservation Area** - A formally designated area of special historic or architectural interest whose character must be preserved or enhanced.

**Critical Drainage Area** - A discrete geographic area (usually hydrological catchment) where multiple and interlinked sources of flood risk (surface water, groundwater, sewer, main river and/or tidal) cause flooding in one or more Local Flood Risk Zones during severe weather thereby affecting people, property or local infrastructure.

**Designated centre** - Applies to major centres, district centres and local centres

**Designated open space** - Applies to all open space shown on the Policies map. It includes areas defined as Metropolitan Open Land and Local Open Space.

**Development** - This refers to development in its widest sense, including buildings, and in streets, spaces and places. It also refers to both redevelopment, including refurbishment, as well as new development.

**Development Plan** - this includes adopted Local Plans, Neighbourhood Plans and the London Plan, and is defined in Section 38 of the Planning and Compulsory Purchase Act 2004.

**Development Plan Documents** - Spatial planning documents that are subject to independent examination, and together with the relevant Regional Spatial Strategy, form the development plan for a local authority. Development Plan Documents include the Core Strategy, Local Plan (and the associated proposals map), Site Allocations of Land and Area Action Plans.

**Disabled people** - A disabled person is someone who has an impairment, experiences externally imposed barriers and self-identifies as a disabled person.

**District Centre** - District centres are smaller than Major centres and generally comprise groups of shops and services for local communities including at least one supermarket or superstore, fewer clothes shops compared to Major centres, as well as a range of non-retail services, such as banks, building societies and restaurants, as well as community facilities such as libraries.

**Environmental Impact Assessment (EIA)** - In these assessments, information about the environmental effects of a project is collected, assessed and taken into account in reaching

a decision on whether the project should go ahead or not. Applicants for certain types of development, usually more significant schemes, are required to submit an "environmental statement" accompanying a planning application. This evaluates the likely environmental impacts of the development, together with an assessment of how the severity of the impacts could be reduced.

**Estate Regeneration Programme** - This Council programme is replacing existing, poor-quality homes across the Borough that are uneconomical to repair, one in five of which are bedsits, with new homes for social renting, shared ownership and private sale.

**Examination** - a form of independent public inquiry into the soundness of a submitted local plan, which is chaired by an Inspector appointed by the Secretary of State. After the examination has ended the Inspector produces a report with recommendations which are binding on the Council.

**Family housing** - Generally defined as having three or more bedrooms.

**Family Units** - Family Units consist of accommodation suitable for households including children, consisting of three or more bedrooms and normally including private garden space.

**Floorspace** - For all developments, the site area is that directly involved in some aspect of the development. Floor space is defined as the sum of the floor area within the building measured externally to the external wall faces at each level. Basement car parks, rooftop plant rooms, caretakers' flats etc. should be included in the floor space figure.

**Fluvial Flooding** - Flooding resulting from water levels exceeding the bank level of a watercourse (river or stream).

**Greater London Authority (GLA)** - The GLA is made up of a directly elected Mayor and a separately elected London Assembly. The organisation assists the Mayor of London fulfil his statutory responsibilities which includes strategic planning in London. In this regard, the main responsibilities of the Mayor are to: produce a spatial development strategy – the London Plan - which covers the type of development and land use that the Mayor wants to see in London; ensure that, as they are revised, London boroughs' UDPs conform generally with The London Plan; be consulted on planning applications of strategic importance, with the power to refuse planning permission on strategic grounds; and monitor and collect information on the implementation of The London Plan.

**Green/brown roofs** - Intensive ornamental roof gardens and extensive roofs with more naturalistic plantings or self-established vegetation, climbing plants and other natural features of greening on, or adjacent to buildings. On brown roofs the intention is to allow ruderal vegetation (vegetation associated with disturbed sites) to colonise low fertility substrates like those found in the rubble of demolished buildings. Can create or improve biodiversity, contribute minimising flood risk, improve thermal efficiency and improve the microclimate. Examples are reducing air conditioning costs by providing summer shade, reducing wind-chill, and incorporating insulating layers to improve insulation.

**Habitable Room** - A Habitable Room is a room within a residential dwelling considered appropriate for occupation. Habitable rooms exclude bathrooms, and kitchens under 13 sqm. (140 sq. ft).

**Hackney Strategic Housing Market Assessment** - An assessment of housing need and demand in Hackney's housing market area which informs the local plan.

**Heritage Assets** - a building, monument, site or landscape of historic, archaeological, architectural or artistic interest whether designated or not designated. Heritage assets in Hackney include statutorily listed Buildings, Conservation Areas, London Squares, Historic Parks and Gardens, Scheduled Ancient Monuments, Archaeological Remains, Archaeological Priority Areas, Locally Listed Buildings, Local Landmarks, Buildings of Townscape Merit and Area of Townscape Interest.

**Historic Significance** - the value of a heritage asset, because of its heritage interest which may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

**Implementation Policy** - Necessary actions by the Council, its partners and key stakeholders required to promote and enable the achievement of the Spatial and Development Control Policies of the Core Strategy and the objectives of The Council.

**Intermediate Housing** - Housing that is affordable to households on middle incomes, which includes a wide range of housing for rent, ownership, or part-buy, part-rent. It may include shared ownership, London Living Rent and other sub-market housing for rent or purchase. The household income thresholds for intermediate housing are set by the GLA and are £90k per annum for shared ownership and £60k per annum for London Living Rent.

**Lee Valley Regional Park Authority** - The Park Authority and boundary of the regional park were established under the Lee Valley Regional Park Act 1966. The broad remit of the Authority is to manage, innovate, lead and enable the Park to be a place for leisure, recreation and nature conservation. Hackney's section of the Park includes Hackney Marshes, the River Lea and Lee Navigation. The Park Authority has a statutory duty to produce a plan(s) of proposals for the future and development of the Park. Its adopted Park Development Framework sets out the vision, aims, objectives and six thematic proposals. It also has a series of Area Proposals including Area 2 which covers The Three Marshes: Walthamstow, Leyton and Hackney. The plans and proposals can be viewed at: [leevalleypark.org.uk](http://leevalleypark.org.uk).

**Listed Building** - a building or structure designated by the Secretary of State under the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural or historic interest, and therefore included in a 'list' of such buildings and structures. Statutory Listed Buildings are buildings of special architectural or historic interest, they are graded as I, II\* or II with grade I being the highest. Statutory listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. walls within its

curtilage). English Heritage is responsible for designating buildings for the statutory listing in England.

**Living roofs (also known as green/brown roofs)** - living roofs can create or improve biodiversity, contribute to minimising flood risk, improve flood risks, improve thermal efficiency and improve microclimate. The substrate depth of living roofs should vary between 80mm and 150mm with peaks and trough, but should average at least 130mm unless it can be demonstrated that this is not reasonably possible. Extensive living roofs should be planted with 16 plugs per m<sup>2</sup>.

**Local Centre/Local Shopping Centre** - Local centres or Local Shopping 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.

**Local Development Document (LDD)** - a set of documents specified in the United Kingdom planning law which a Local Planning Authority creates to describe their strategy for development and use of land in their area of authority.

**Local Development Scheme (LDS)** - a document which sets out the Local Planning Authority's intentions and timetable for the preparation of new LDDs (including LPs, SPDs and the SCI).

**Local Flood Risk Zone (LFRZ)** - Local Flood Risk Zones are defined as discrete areas of flooding that do not exceed the national criteria for a 'Flood Risk Area' but still affect houses, businesses or infrastructure. A LFRZ is defined as the actual spatial extent of predicted flooding in a single location.

**Local Open Space** - This includes the parks and gardens, natural and semi-natural urban green spaces, linear open space/green corridors, water spaces, allotments and community gardens, cemeteries and churchyards, playing fields and the civic spaces/pedestrianised areas.

**Local Plan** - the plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

**Local Planning Authority (LPA)** - the local authority which has duties and powers under the Planning and Compulsory Purchase Act.

**Locally Listed Buildings** - Locally listed buildings are those that satisfy one or more of the following local criteria: historic interest, architectural interest or environmental significance.

**London Affordable Rent** - A new housing tenure introduced by the Mayor of London as an alternative London specific tenure to Affordable Rent, with rent levels set by the GLA and to be substantially less than 80% below market rent.

**London Living Rent** - A new housing product introduced by the Mayor of London, with rent levels set at one third of average local household earnings. Existing private or social renters with incomes of up to £60,000 will be able to apply. For homes that are built using funding from the Mayor of London, tenants will be expected to purchase their homes on shared ownership terms within 10 years.

**London Plan (Regional Spatial Strategy)** - The London Plan is the name given to the Mayor's spatial development strategy for London. Together with Development Plan Documents it forms the Development Plan for the Borough.

**Low cost employment floorspace** - Existing employment floorspace which may be secondary or tertiary in nature, of a lower quality or specification, with cheaper rents or leases, often providing space for general and light industrial uses, and start-ups, creative occupiers such as artists or makers spaces. It is found throughout the Borough, often in railway arches, designated employment areas (Priority Office Areas, Priority Industrial Areas, and Locally Significant Industrial Sites) and also in town centres including back-of town centre and high street locations.

**Main Town Centre Uses** - retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurant, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

**Major Development** - Major development is development which does not fall under Paragraph (2) applications of the General Permitted Development Order (1995) and which involves the following:

- (a) The winning and working of minerals or the uses of the land for mineral working deposits;
- (b) Waste development, i.e. development involving the treating, storing, processing or disposing of refuse or waste materials;
- (c) The provision of dwelling houses where the number of houses is ten or more, or where the site has an area of 0.5 hectares or more and the number of houses is not known;
- (d) The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- (e) Development carried out on a site having an area of one hectare or more.

[para 2, art 8, GDPO, 1995]

**Metropolitan Open Land** - Metropolitan Open Land is strategic open land within the urban area that contributes to the structure of London.

**Mitigation measures** - actions necessary to restrict or remedy the negative impacts of a particular development.

**National Planning Policy Framework (NPPF)** - a national planning policy document which sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

**Natura 2000 Site** - a site of international importance for nature conservation established under the EC Birds and Habitats Directives, comprising (in the UK) designated Special Protection Areas and Special Areas of Conservation.

**Neighbourhoods and Communities** - Sustainable communities are places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.

**Opportunity Area Planning Framework (OAPF)** - Opportunity Area Planning Frameworks provides strategic planning guidance for development within Opportunity Areas. OAPF's are non-statutory documents which are intended to assist boroughs implement the London Plan policies. It is up to boroughs to decide how to reflect OAPF guidance within local development plans.

**Opportunity Areas** - Opportunity Areas, identified in the London Plan, are the areas containing London's few opportunities for accommodating large scale development to provide substantial numbers of new employment and housing, each typically more than 5,000 jobs and/or 2,500 homes, with a mixed and intensive use of land and assisted by good public transport accessibility.

**Other Open Space** - This includes all other open space not designated on the Area Action Plan and Local Plan Policies Map. It is made up of incidental open spaces providing opportunities for informal activities close to home or work. They provide a less formal green space experience than parks and gardens, and generally provide fewer habitats.

**Permeability** - The ability to move freely through a site, area or region via a choice of routes.

**Planning and Compulsory Purchase Act 2004** - This Act updates elements of the 1990 Town and Country Planning Act and introduces: a statutory system for regional planning; a new system for local planning; reforms to the development control and compulsory purchase and compensation systems; and removal of crown immunity from planning controls.



**Planning Contributions (s.106)** - Planning contributions, also known as section 106 agreements, are legally binding agreements typically negotiated between local authorities and developers in the context of planning applications. They are a mechanism by which measures are secured to make acceptable development which would otherwise be unacceptable in planning terms.

**Planning Inspectorate (PINS)** - The Planning Inspectorate is an executive agency of the Ministry for Housing Communities and Local Government (MHCLG). It is the government body responsible for: the processing of planning and enforcement appeals; holding inquiries into local development plans; listed building consent appeals; advertisement appeals; reporting on planning applications called in for decision by the MHCLG; examinations of development plan documents and statements of community involvement; various compulsory purchase orders, rights of way cases; and cases arising from the Environmental Protection and Water Acts and the Transport and Works Act and other highways legislation are also dealt with.

**Planning Policy Guidance Note** - Issued by Central government setting out its national land use policies for England on different areas of planning. These are gradually being replaced by Planning Policy Statements.

**Policies Map** - An Ordnance Survey based map illustrating all the policies contained in the AAP together with the Local Plan policies. It must be revised as each new Local Plan is adopted, and it should always reflect the up-to-date planning strategy for the area.

**Pollution** - The main types of pollution include:

- Air Pollution (Indoor air quality and Ambient air quality) - Noxious gases in the air causing any harmful effects to human health or to buildings or to the environment known as air pollution.
- Land pollution - Contamination of land usually occurs from harmful industrial or development activities that penetrate into soil and further cause damage to human health or ecosystem or water sources.
- Noise pollution - Any unwanted sound coming from different kinds of sources such as transportation, any industrial activity, construction work, neighbourhood activities that irritates one's ear refers to noise pollution.
- Water pollution (including river water quality and ground water quality) - Any intrusion of unwanted substance that changes the chemical, physical or biological characteristics of water to such extent which leads to a failure of meeting any good standards of water quality and therefore reducing the usefulness of it for any human or other natural activity.

**Priority Industrial Areas (PIA)** - PIAs are suitable for industrial mixed-use development. These areas are important for the retention and intensification of industrial land/floorspace.

**Private rented sector** - All non-owner occupied self-contained dwellings that are being rented out as housing (not including forms of affordable housing).

**Public Realm** - This is the space between and within buildings that are publicly accessible, including streets, squares, forecourts, parks and open spaces.

**Public Transport Accessibility Level (PTAL)** - Public Transport Accessibility Levels are a measure of the extent and ease of access to the public transport network. They range from 6 (excellent) through to 1 (very poor).

**Ramsar Site** - a wetland site of international importance especially as waterfowl habitat, listed under the provisions of the Ramsar Convention on Wetlands of International Importance (Ramsar Convention, 1971).

**Reasoned Justification** - The supporting text in a Development Plan or Local Development Document explaining and justifying the approach set out in the policies contained in the document.

**Regeneration** - The economic, social and environmental renewal and improvement of rural and urban areas.

**Retail** - Includes both comparison goods (or consumer durables), which are retail goods such as clothes, shoes, homeware, jewellery, sportswear, games/toys, books, music, electricals and furniture, and convenience goods such as food, drink, tobacco and non-durable household goods commonly used to clean and maintain the home.

**Shared Ownership** - Intermediate housing available from the Council or housing associations for part-buy, part-rent. Applicants must normally purchase between 25-75% of the value of the homes, and pay rent on the remainder.

**Sites of Nature Conservation** - Locally important sites of nature conservation adopted by the Council authorities that include Metropolitan; Borough Grade I; Borough Grade II; and Local.

**Social Infrastructure (also see Community Facilities)** - Social infrastructure can be broadly defined as comprising: the voluntary organisations and community groups that operate in communities; the communities of interest, place and culture that exist in and across localities; networks of people and organisations that provide contacts, links and association with one another; social interaction between people, neighbours and communities; the recruitment, development and support of community leaders; opportunities for social inclusion, lifelong learning and community development.

**Starter Homes** - A Government-sponsored housing product, where homes are offered for sale at 80% of local market values, up to a maximum value of £450,000 in London.

**Statement of Community Involvement (SCI)** - The Statement of Community Involvement sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and

development control decisions. The statement of community Involvement is not a development plan document but is subject to independent examination.

**Statutory Development Plan** - the overall term for a number of documents which, together, have a particular status under the planning legislation in decision-making. The Development Plan includes all adopted local plans for the area. For an interim period it may include all or part of certain structure plans and local plans.

**Strategic Cultural Areas** - These are areas within internationally important cultural institutions, which are also major tourist attractions, and include West End, South Bank/Bankside/London Bridge, Barbican, Wembley, the South Kensington museum complex/Royal Albert Hall, London's Arcadia, Olympic Park and Lee Valley Regional Park.

**Submission Stage** - the stage at which an AAP, LP or SCI is sent to the Secretary of State as a prelude to its examination, having previously been published for public inspection and formal representations.

**Supplementary Planning Document (SPD)** - Supplementary Planning Documents provide supplementary information to support the policies in Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination.

**Supplementary Planning Guidance (SPG)** - Supplementary Planning Guidance may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a development plan. Support for events and community use of the open parkland.

**Sustainability Appraisal (SA)** - a formal, systematic process to assess the environmental, economic and social effects of strategies and policies from the start of preparation onwards. The process includes the production of reports to explain the outcomes of the appraisal.

**Sustainable Development** - usually referred to as "development which meets the needs of the present without compromising the ability of future generations to meet their own needs" (Brundtland, 1987).

**Sustainable Drainage Systems (SuDS)** - an overall term for systems of surface water drainage management that take into account the quantity and quality of runoff, and the amenity value of surface water in the urban environment. The main focus is on source control and the mimicking of natural processes to enable infiltration and gradual discharge into watercourses.

**Taller Building** - Buildings or structures that are 50% taller than the prevailing building height or which significantly change the skyline or are 30 metres or more in height.

**Tenure** - The conditions under which land or buildings are held or occupied. In terms of housing, for example, homes may be social, private-rented or owner-occupied.

**The Act** - the Planning and Compulsory Purchase Act 2004, which put in place the statutory framework for preparing the LDF (now the Local Plan).

**The Regulations** - the Town and Country Planning (Local Development) (England) Regulations 2004, as amended by the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 and the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009; and the Town and Country Planning (Transitional Arrangements) Regulations 2004; and Town And Country Planning (Local Planning) (England) Regulations 2012.

**Town Centre** - Town centres will usually be the second level of centres after city centres and, in many cases, they will be the principal centre or centres in a local authority's area. In London the 'major' and many of the 'district' centres identified in the Mayor's Spatial Development Strategy typically perform the role of town centres.

**Town Centre Management** - Activities associated with town centre management are generally operational and result in improvements to the appearance of town centres. In some instances such activities include works such as installation of lighting, CCTV, minimising fly tipping, enforcement activities and public realm/highways improvements.

**Transport Statement/Local Level Transport Threshold** - A transport statement for a smaller development, Threshold details are contained in the Hackney Transport Strategy.

**Travel Plan** - A long-term management strategy that encourages active, efficient and sustainable travel for new and existing developments. It sets out transport impacts, establishes targets and identifies the package of measures needed for improvement.

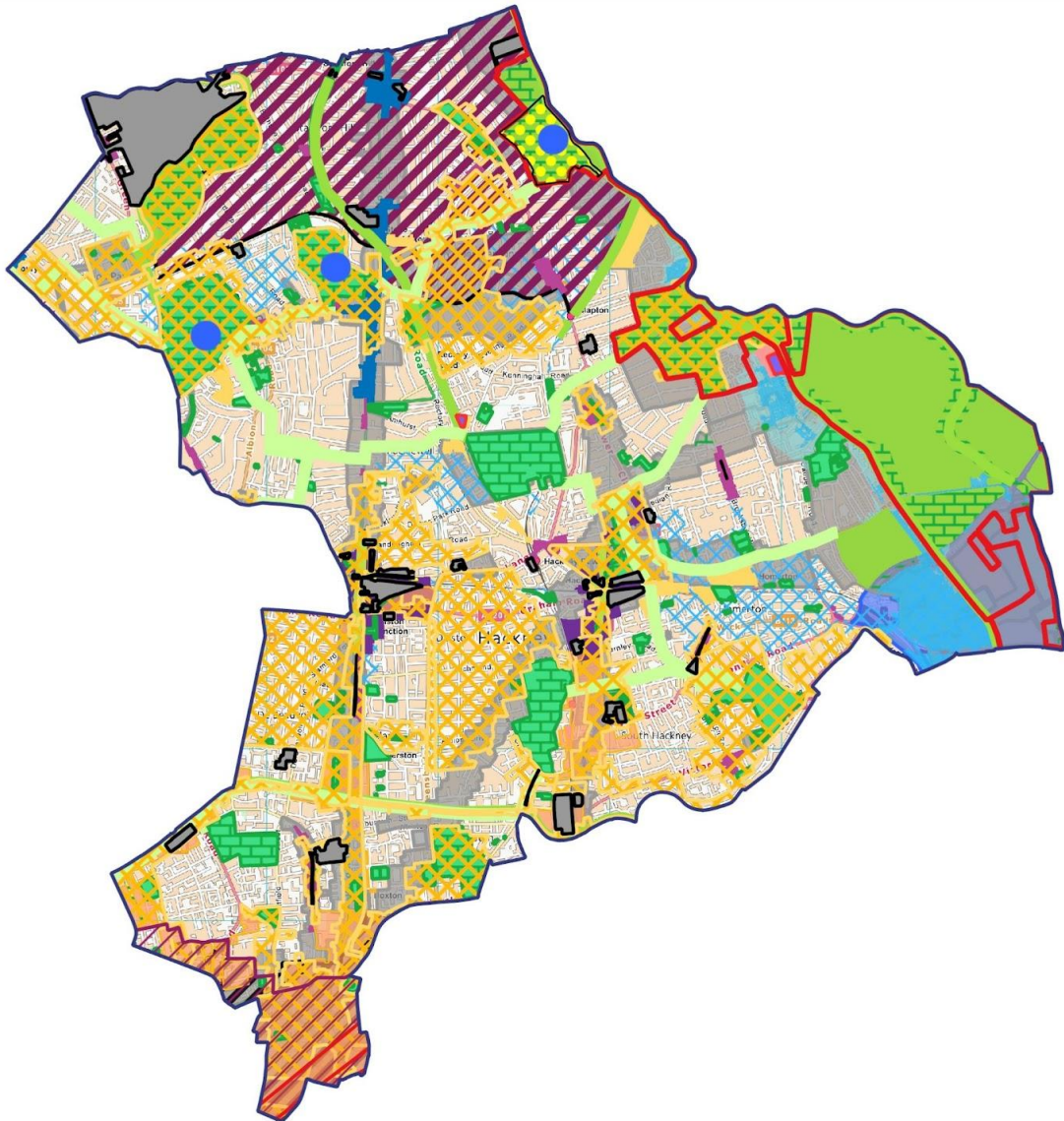
**Urban Greening Factor** - A planning tool to identify the appropriate amount of urban greening required in new major developments.

**Use Classes** - The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.

**Use Classes Order** - a piece of national secondary legislation which groups types of use of premises into classes, so that no development is involved if a building is changed from one use to another within the same class. The Use Classes Order can be viewed at the Planning Portal website.

**Visitor Economy** - The visitor economy involves those activities of persons travelling to and staying in places outside their usual environment over the short term for leisure, business or other purposes.

# Appendix 1: Policies Map



Registered Parks and Gardens	Local Open Spaces	Flood Zone 3
RIGs	Metropolitan Open Land	Flood Zone 2
Strategic Views	Priority Office Area	Archaeological Priority Areas
Lea Valley Park	Priority Industrial Area	LLDC Administered Area
Central Activities Zone	Locally Strategic Industrial Sites	LLDC Town Centres
Existing Waste Sites	Primary Shopping Frontage	LLDC Employment Land
Street Markets	Primary Shopping Areas	LLDC Local Open Space
SH AAP Site allocations	District Town Centres	LLDC Conservation Areas
LP33 Site Allocations	Major Town Centres	LLDC Site Allocations
Conservation Areas	Local Shopping Centres	LLDC SINC
Green Chains	Stamford Hill AAP	LLDC Metropolitan Open Land
Green Corridors	Emerging AAP	
SINC	Critical Drainage Areas	