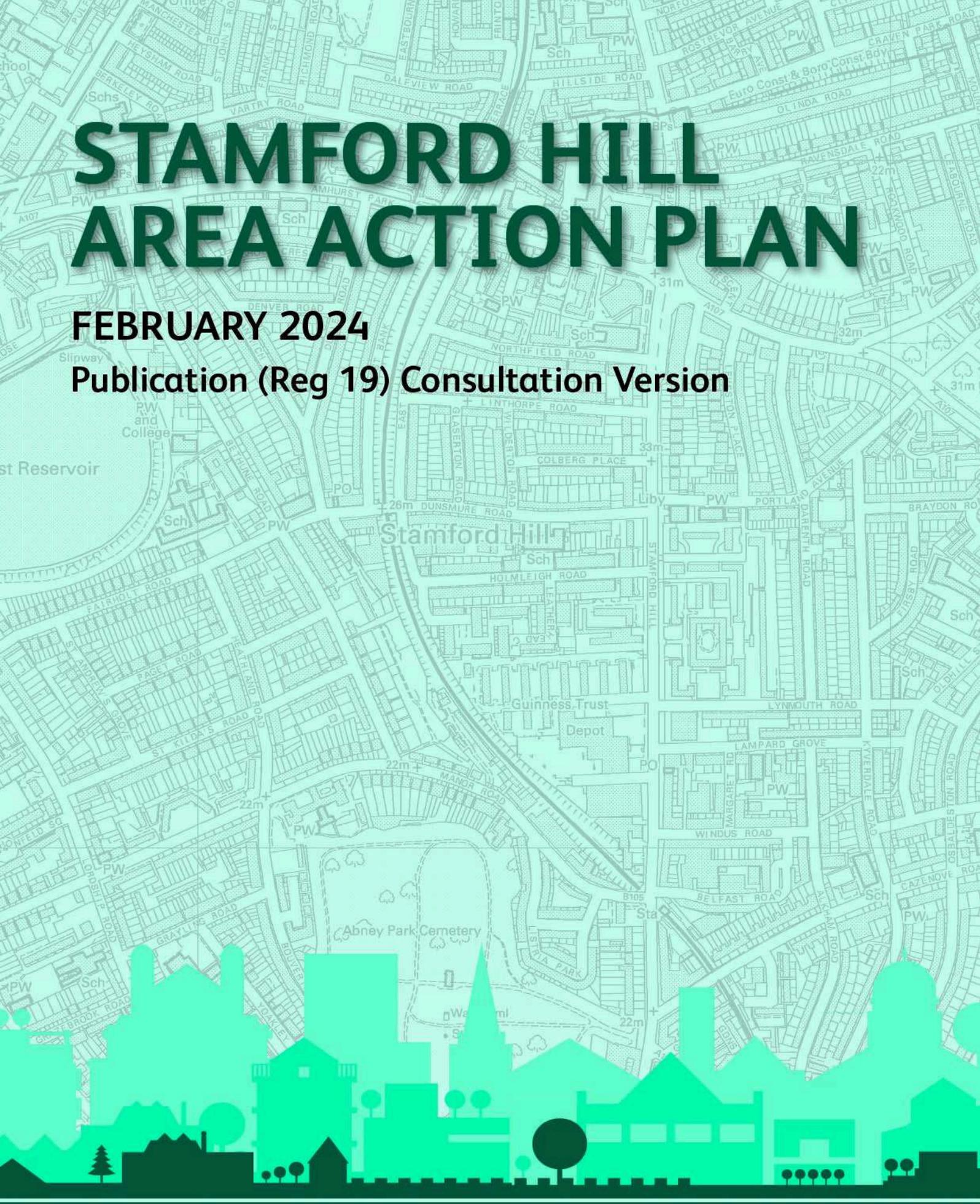


STAMFORD HILL AREA ACTION PLAN

FEBRUARY 2024

Publication (Reg 19) Consultation Version



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Accessibility Statement

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We will consider your request and get back to you in the next five working days.

1. Introduction

1.1 What is the Stamford Hill Area Action 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 objectives applied for Neighbourhood Forums in Stamford Hill. Both groups had local support, but different approaches to planning for Stamford Hill. Working with both of the groups, the Council developed an alternative approach which resulted in agreement with these groups to develop a fully inclusive AAP for Stamford Hill.

The AAP provides a framework for growth which safeguards the area's unique character. It will be used to guide future development in the area. The AAP will ensure that development delivers real benefits to the community, particularly through 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 producing the Stamford Hill AAP, the Council has involved the community in a positive way to create 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 which means that it will be part of the development plan for the borough. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The AAP's will help direct and shape new development in Stamford Hill as it will be used to determine planning applications located within the AAP boundary area. Figure 1 shows the Stamford Hill AAP in the wider policy context.

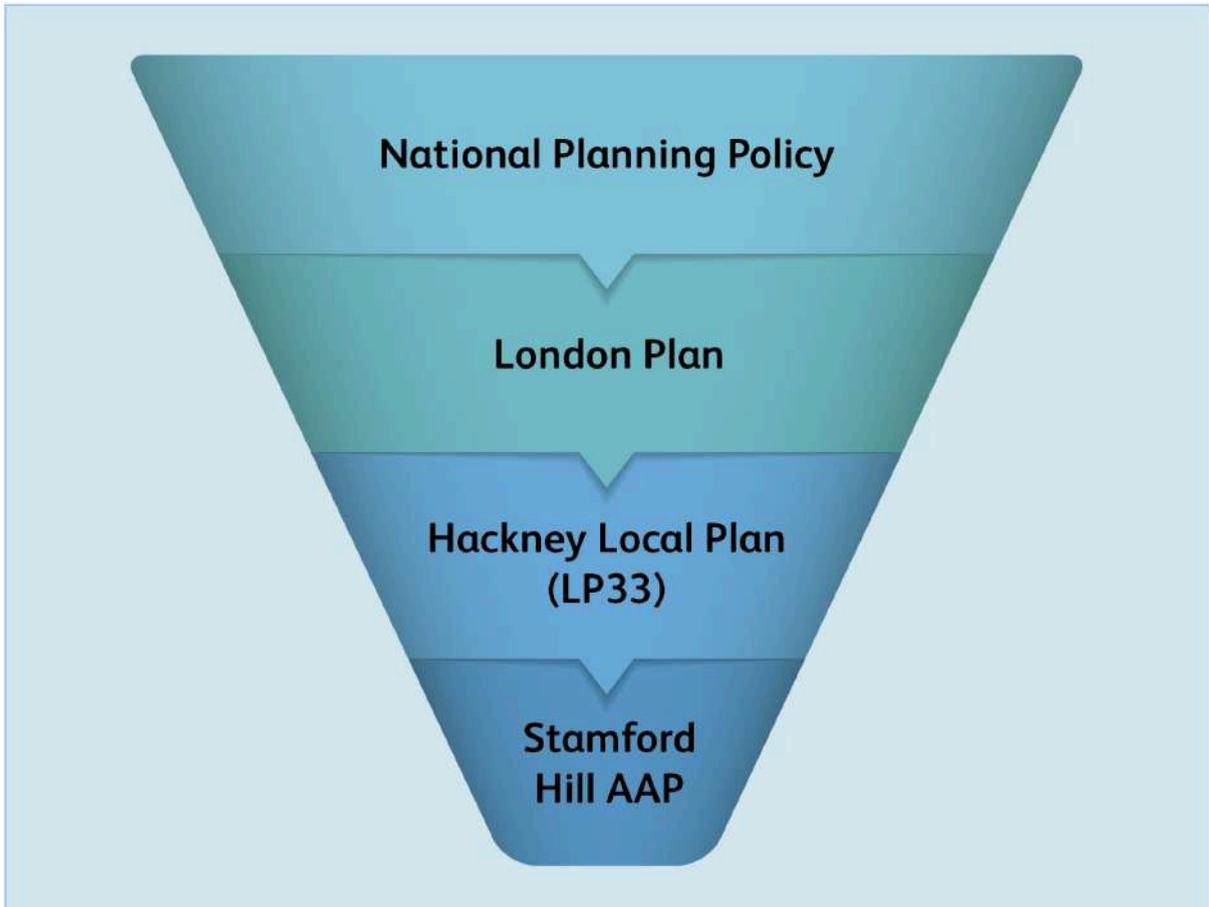


Figure 1: The relationship of the Stamford Hill Plan with other plans and policies in Hackney

National Planning Policy Framework (2023)

The Stamford Hill AAP must comply with national policy guidance as set out in the National Planning Policy Framework (NPPF). 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 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. The AAP has an important role in delivering the 'Good Growth' articulated in the London Plan. London Plan policy GG1 encourages a strong and inclusive community 'ensuring that new buildings and spaces are designed to reinforce or enhance the identity, legibility, permeability, and inclusivity of neighbourhoods, and are resilient and adaptable to changing community requirements'. 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 published by the Greater London Authority (GLA) in July 2013. It was developed in collaboration with Transport for London (TfL) and the London boroughs of Enfield, Haringey, Waltham Forest and Hackney which have land in the Upper Lee Valley.

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 provides additional guidance to support implementation of the London Plan and will be a material consideration in the determination of planning applications.

Local Plan 2033 (LP33)

The borough-wide Local Plan 2033 (LP33) was adopted in July 2020. It sets out a vision, a growth strategy and the supporting policies to guide development in Hackney through to 2033. Visit hackney.gov.uk/lp33 to read 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.

The AAP provides a local spatial planning framework for the area, giving detailed expression to the Stamford Hill Place Policy 4 (PP4) of LP33 that sets out the overall strategic policies for Stamford Hill. 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 AAP which includes non-strategic and locally specific policies and site allocations. Some policies and site allocations in this AAP supersede the borough-wide policies in LP33; these are identified in sections 7 and 8.

The AAP has also been informed by objectives contained in other corporate strategies including:

- Strategic Plan 2022–2026
- Community Strategy 2018–2028
- Climate Action Plan 2023
- Transport Strategy 2015–2025
- Hackney Housing Strategy 2017–2022
- Joint Health and Wellbeing Strategy 2022–2026
- Hackney’s Air Quality Action Plan 2021–2025
- Hackney Green Infrastructure Strategy 2021

Neighbouring Authorities

Stamford Hill is located at the north of the borough on the border with Haringey and South Tottenham to the north. It is also adjacent to the boroughs of Haringey and Waltham Forest, and in close proximity to Islington. The Stamford Hill AAP has been prepared in coordination with these neighbouring authorities and having regard to their existing and emerging 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 in an independent examination process led by a Planning Inspector 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 and to have collaborated with them in developing this AAP. The cooperation has many far-ranging benefits and will be instrumental in helping address cross-boundary issues and shared objectives such as meeting; housing needs, addressing demand for community space, transport links and issues, corridor capacity and improving the public realm.

1.3 Evidence Base

A broad range of studies have been undertaken during the preparation of the Stamford Hill AAP. These build upon the evidence base prepared to support the ‘Towards a Stamford Hill Plan’. For more information on the studies undertaken to support the AAP, please visit the website at: hackney.gov.uk/stamford-hill-aap

1.4 Engagement and Consultation

As a planning document that will form part of the development plan for Hackney, the AAP has met the minimum requirements for formal consultation set out in Planning Law. But it also went beyond this and provided opportunities for all to be involved throughout the preparation of the AAP. Engagement with individual members of the community and community groups has been central to the Stamford Hill AAP process from the start. This has helped develop a shared understanding of the issues and has informed a collective vision for the future development of Stamford Hill.

Early Engagement before 2016

Extensive community engagement at the start of the process included street consultations, community workshops and working with local schools. The Council has also 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 the main political parties was set up to steer the delivery of the plan. The Council also set up a Community Panel which includes local community leaders 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. Members include Councillors from the following wards; Stamford Hill West, Springfield, Woodberry Down and Cazenove and council officers. 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. Moderated by an independent facilitator, it 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), 2017

The 18 month programme of early engagement has helped build a substantial body of evidence to understand the issues and challenges facing Stamford Hill and how best to approach these in the AAP. The key issues were reflected in ‘Towards a Stamford Hill Plan’ which was consulted on for 8 weeks from February to March 2017.

The [Consultation Statement](#) (2019) for Stamford Hill Area Action Plan outlines what steps were 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).

Draft Stamford Hill AAP (Extended Regulation 18 Plan), 2021

Feedback from the public and stakeholders to help the Council develop a more detailed set of preferred policy options and consultation were set out in a Draft Area Action Plan. Consultation on an updated Draft Area Action Plan took place in December 2021 to February 2022. Again, levels of engagement were high, with 1488 respondents making representations in different formats. The [Consultation Report](#) (2023) on the Draft Stamford Hill Area Action Plan provides a detailed summary of the responses to this consultation.

Stamford Hill AAP (Regulation 19 Publication Version) – We are at this stage

We are now consulting on the **Stamford Hill AAP (Regulation 19 Publication Version)** which has been informed by supporting evidence and previous consultations.



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

1.4 Next Steps

This Stamford Hill AAP (Regulation 19 Publication Version), comments received on it, and all related evidence documents will then be submitted to the government for an independent examination. A Planning Inspector will be appointed to test the plan to establish whether it is 'sound'. To be sound, a Plan needs to:

- meet the objectively assessed needs of an area
- be justified by evidence
- be able to be effectively implemented and
- should be consistent with national planning policies.

Further information about this process is available on the Council's website.

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. Stamford Hill AAP area is home to nearly 44,000 residents according to the Census 2021. Past analysis has indicated a degree of undercount in the Census for this part of Hackney. However, what is clear is that there is population growth in this area which has the highest birthrates in Hackney and the highest proportion of children under 5 years old¹.

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, in Haringey. 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.

People and Community

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

Stamford Hill is home to the UK's largest Orthodox Jewish community, the Charedi community. This community has a higher birth rate and larger large family sizes than the average in Hackney. This is contributing to much higher population growth rate when compared to the rest of Hackney. Interlink and the Council worked together to conduct a Charedi Community Survey in 2016 which suggested the average size of Charedi

¹ Census 2021 and ONS Statistic on birthrates

Households in Stamford Hill was 5.7 individuals. Census 2021 data shows the largest concentration of households with more than 4 people is in the Stamford Hill Area.

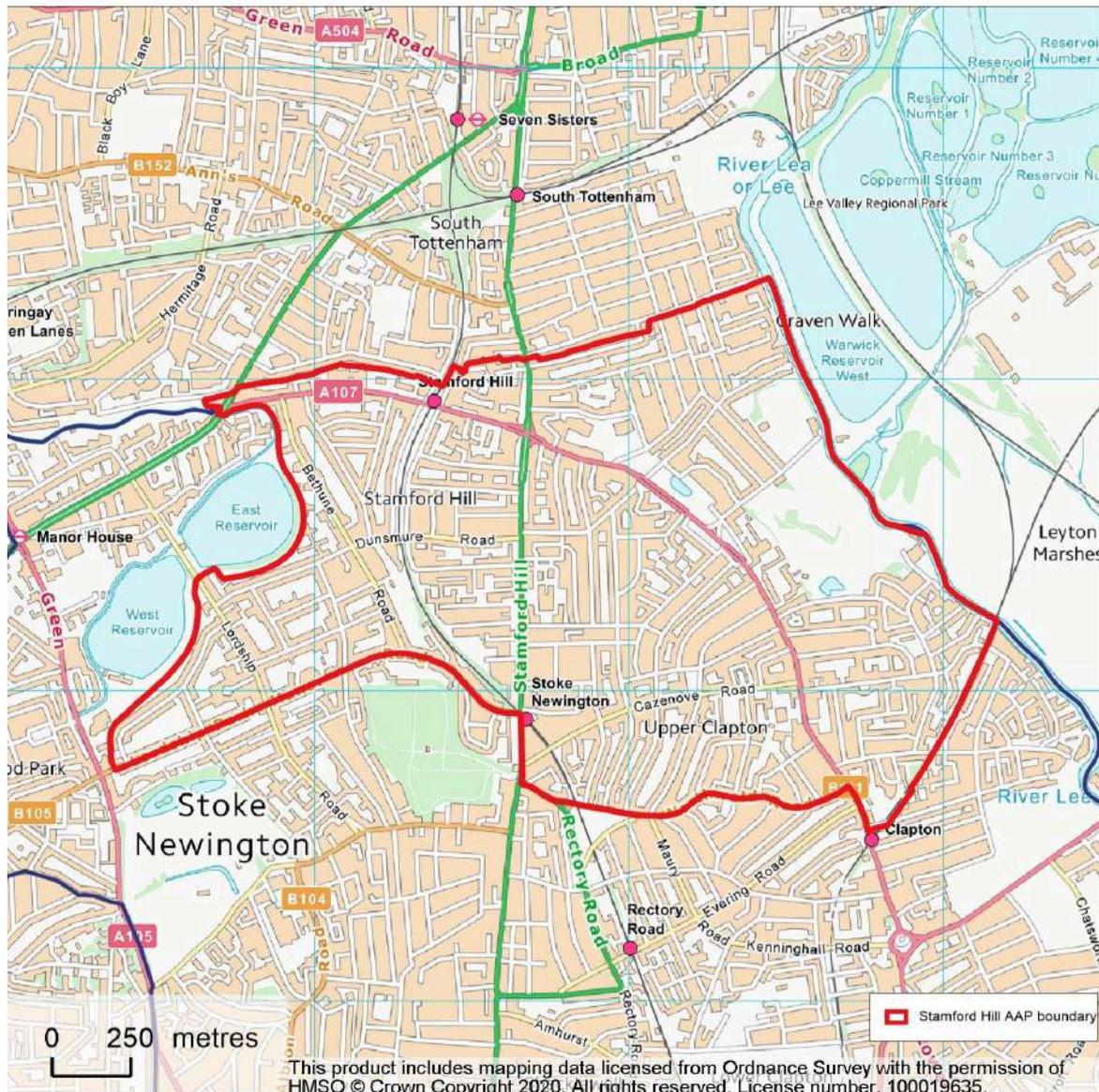


Figure 3 – Stamford Hill AAP Boundary

For religious reasons, members of the Charedi 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, in particular higher demand for social infrastructure and large family sized housing.

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.

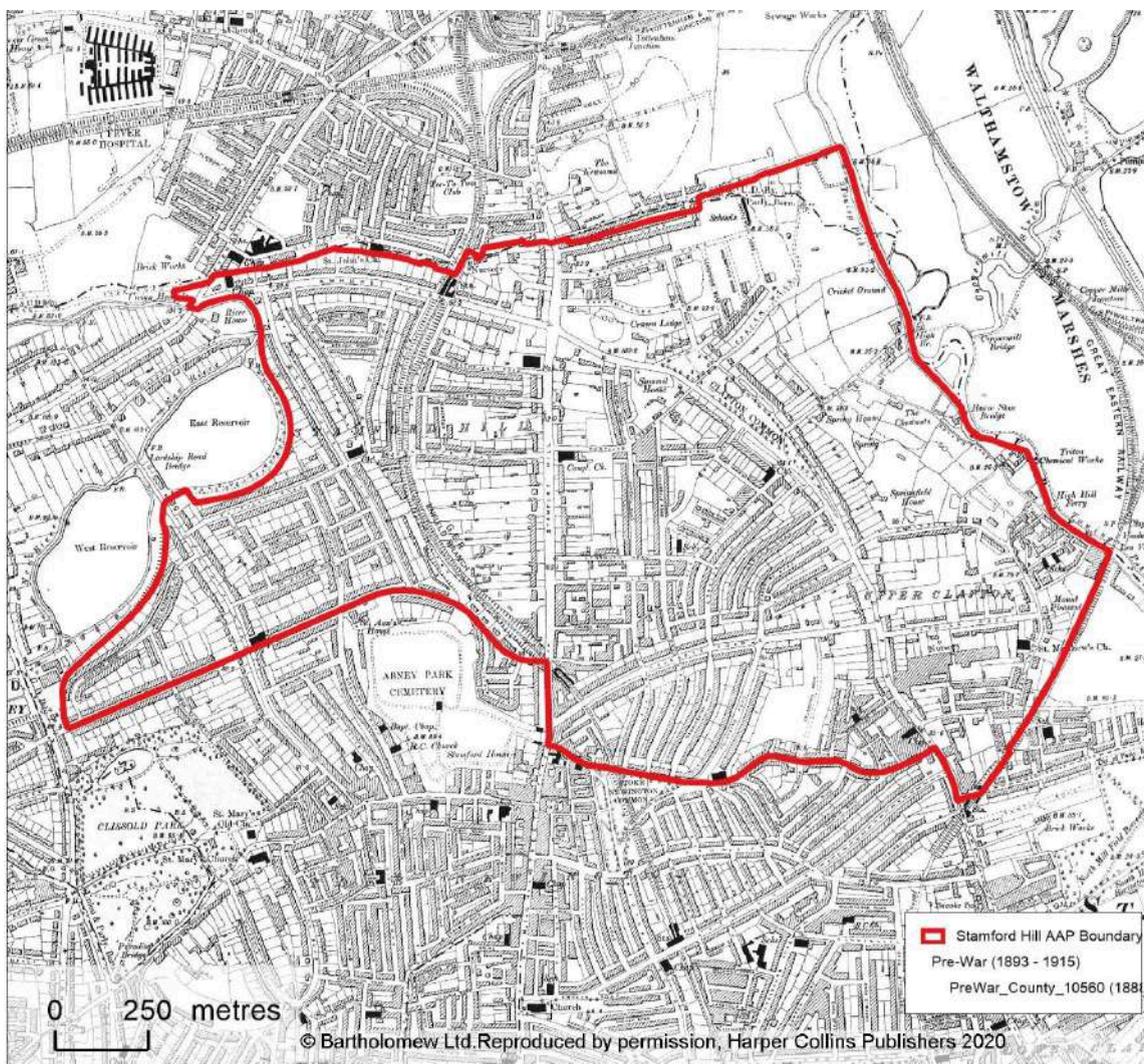


Figure 4: Stamford Hill AAP Area 1893–1915

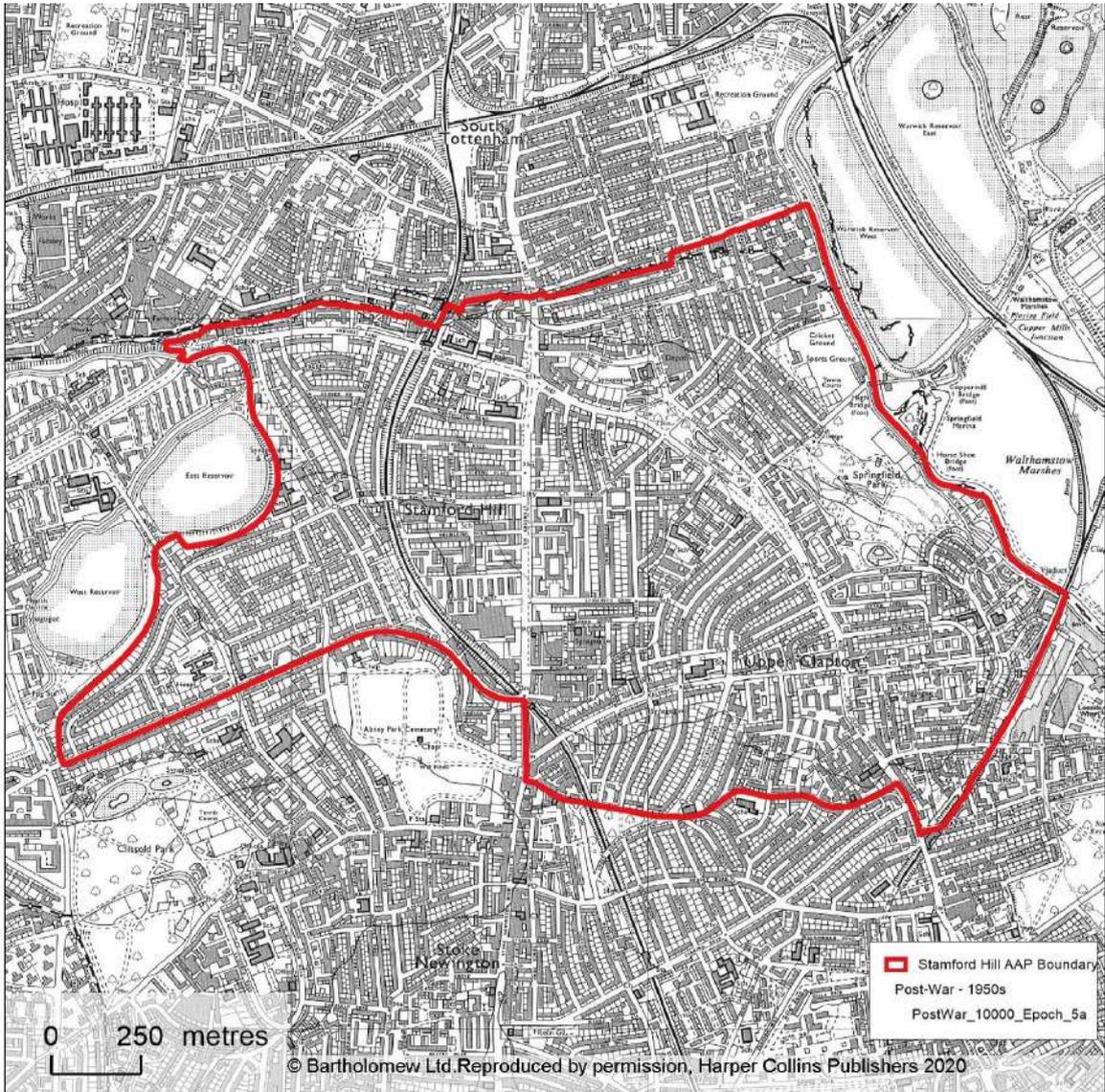


Figure 5: Stamford Hill AAP 1950s



Figure 6: Stamford Hill AAP Area 1960s

2.2 Key Issues, Opportunities and Challenges

The following section summarises the key issues, opportunities and challenges that have been identified through community engagement, consultation and analysis of evidence.

- **Housing**

- Stamford Hill is a desirable place to live and as such purchase and rental prices are continuing to increase. There is a housing need crisis in Stamford Hill and even though this is a London-wide problem, certain aspects may be more pronounced in Stamford Hill. In common with other parts of Hackney, sites for development of new homes are limited.
- Stamford Hill has a high average household size, there is higher occupancy with households experiencing overcrowding. There is a need for more large homes suitable for large families.
- Residential extensions have the potential to help alleviate overcrowding and create more space, but if poorly designed this can negatively impact on the built character of the area.
- The London Borough of Haringey has a policy that enables upward residential extensions in South Tottenham in Haringey in response to similar housing challenges.

- **Social and Community Facilities**

- Community facilities such as places of worship and community centres are an essential requirement for the local community in Stamford Hill.
- There is a demand across the areas for high quality community spaces and retaining and creating shared spaces for different community groups to connect is an important community priority.
- The Orthodox Jewish Community educate their children in faith schools which are mostly independent schools. There is a growing number of independent schools serving this community in Stamford Hill. Pressure for housing across the area has limited the availability of sites to meet this need and there is an urgent need for suitable sites and buildings for schools.
- The Charedi Community for religious reasons, need to live close to their own synagogues and schools.
- Schools and housing are both priorities for the areas so there is contention around losing housing for community facilities. Management of the amenity impacts of uses such as schools in residential areas is also an issue.

- **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.
- Planning does not control the occupancy of these town centre units, and the retail sector is changing, there is a strong trend towards online shopping which is affecting the diversity of goods town centres across the country. However, Stamford Hill has remained a popular shopping centre with a very low vacancy rate.

- **Design and Local Character**

- Some parts of Stamford Hill are designated as conservation areas in order to protect their special historical and architectural quality
- There is a desire for growth in the area to meet housing and other needs, but for this to be realised in a that does not adversely impact the public street or townscape character
- Support for the defined character areas identified through the character area analysis.

- **Public Realm and Urban Greening**

- Main road 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 other interventions to improve their amenity value.

- **Green Infrastructure**

- The connectivity between open spaces could be improved particularly east-west links across the area.
- Creating and improving green links between open spaces could also benefit wildlife movement and enhance biodiversity.
- The need to provide high quality recreational spaces in Stamford Hill is central to maintaining the health and wellbeing of local residents. It is recognised that the new homes proposed in this plan will generate demand for additional recreational opportunities.

3. The AAP Framework: Visions and Key Objectives

3.1 Vision Statement:

Stamford Hill Connected

Stamford Hill will retain its distinctive character and be developed in a way that connects its communities to places, opportunities and each other. Development will respond to and celebrate Stamford Hills diversity and culture and contribute to fostering a strong, cohesive community in Stamford Hill.

Spacious new or extended homes will be well designed and reflect the built form character of the area. They will be supported by community facilities that meet specific needs of service users as well as new and improved shared spaces and co-located services that provide opportunities for connection between different groups living in the area.

The Town Centre will thrive serving the range of retail, leisure and civic needs of communities in Stamford Hill and attracting visitors from across Hackney and beyond. These, along with other community and commercial spaces will contribute to creating training and job opportunities and a vibrant local economy.

Stamford Hill will have an improved public realm, designed around the communities' residential, civic and economic needs, and connected to a choice of sustainable modes of transport. More access to open and natural spaces will support nature recovery and climate mitigation and adaptation and wellbeing.

3.2 Key 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 optimises the use of underdeveloped sites.
2. To deliver well designed new homes, and enable extensions to existing 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.
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 AAP 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 new opportunities for adult learning, training and job opportunities and enable delivery of workspace/affordable workspaces that diversifies the economy and boosts employment.
8. To enhance and intensify the town centre function of Stamford Hill Broadway, Stoke Newington (north), Dunsmure Road and Oldhill Street as vibrant and mixed use shopping centres that are attractive, accessible, 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 greater interaction between people of different social, ethnic and religious affiliation.
11. To ensure schools provision is aligned with type and level of need in Stamford Hill and to facilitate provision of additional school places in the independent sector.
12. To ensure that people who live and/or work in Stamford Hill have access to local educational, training, health and community facilities to meet their day-to-day needs.
13. To promote the health and well-being of local people by supporting active lifestyles and reducing health inequalities.
14. To promote the development of additional arts, cultural, leisure and entertainment opportunities in Stamford Hill.

3.3 Stamford Hill AAP Diagram

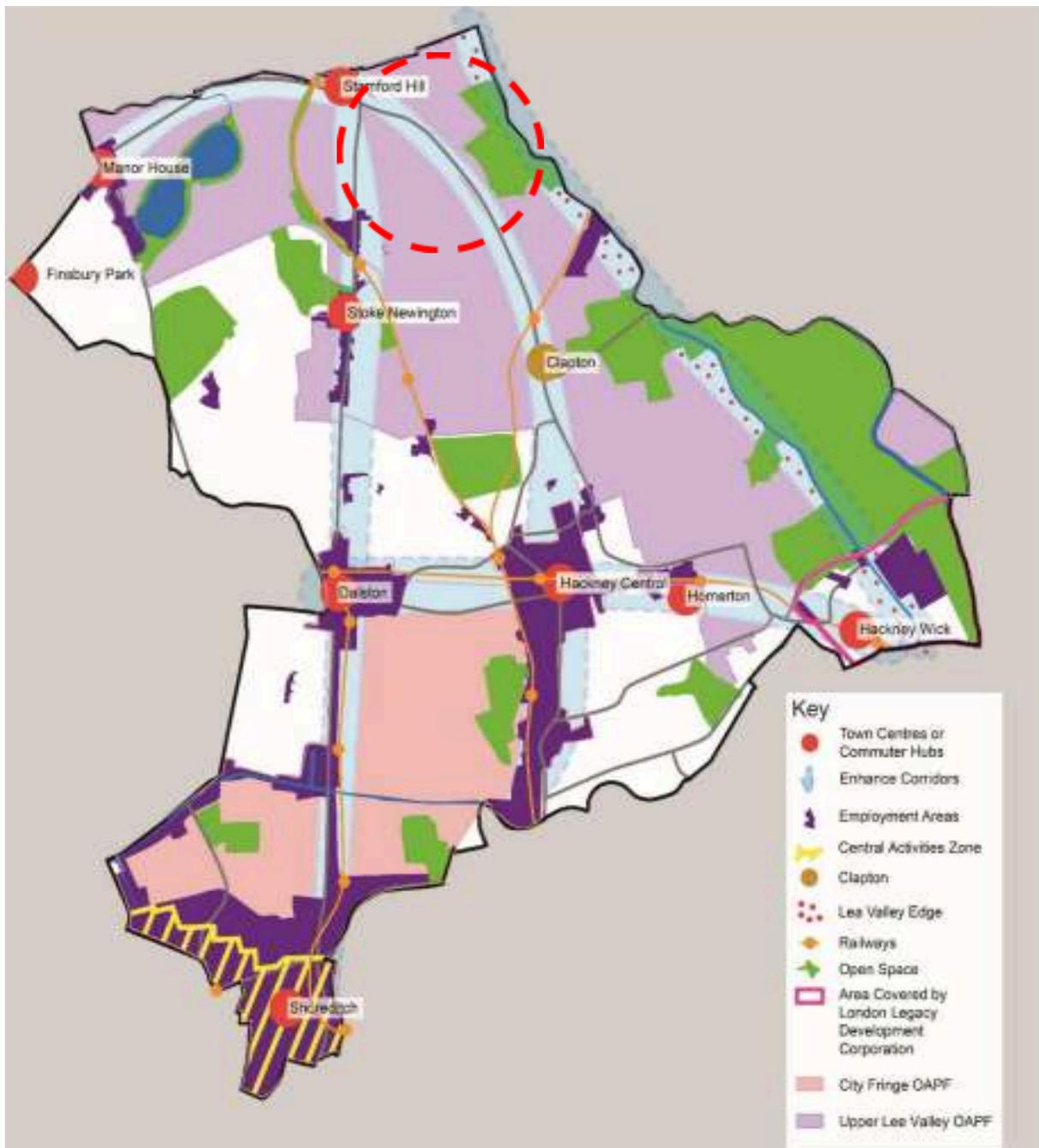


Figure 7: Stamford Hill AAP Key Diagram

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 to Flats

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. Stamford Hill experiences substantially more overcrowding compared to the rest of the borough. Larger family homes are needed. Alongside this need, there is also a need to provide some smaller units to encourage older residents to down size and allow them to stay in the area.

Reflecting Borough-wide needs, a 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.

Key Facts

- The average size of households within Stamford Hill is significantly higher than in other parts of the borough
- Stamford Hill is the most overcrowded part of the borough

Chapter 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 optimises the use of underdeveloped sites.
- 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.
- To increase the supply of new housing in Stamford Hill, especially family homes that are genuinely affordable.

Policy AAP1: Dwelling mix

- A. New build housing development should maximise the provision of larger homes in Stamford Hill. Schemes of five or more residential units will be expected to deliver at least 20% of new homes with 4 or more bedrooms, across all tenures.**
- B. The Council will consider other variations to the dwelling size mix set out under A above if this can be justified based on the tenures and type of housing proposed, site location, area characteristics, design constraints, scheme viability; and where shared ownership is proposed, the ability of potential occupiers to afford the homes proposed.**
- C. Variations to the dwelling mix will be permitted in the context of estate regeneration schemes where it can be demonstrated that this is needed to meet the needs of returning residents and has been informed by consultation with residents of the estate.**
- D. Specialist housing for older people and extra care housing are not subject to the same dwelling mix requirements and are exempt from requirements to provide larger family homes.**

Hackney Local Plan (2033) policy cross reference:

- LP14 Dwelling Size Mix

The dwelling size mix in new development in Stamford Hill needs to 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.

In order to meet the need for large family units and address overcrowding, Local Plan Policy LP14 identifies the need to maximise the amount of 4 bedroom + dwellings in Stamford Hill. Proposals for residential use should reflect the latest evidence of need for units sizes across the plan area:

The policy approach takes into account 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 affordable home ownership dwellings will need to be considered alongside a resident's ability to afford the associated housing costs. 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 ability to deliver larger homes may also vary depending on the site location, characteristics, and scheme viability. The Council recognises the need to allow flexibility in the mix of dwelling sizes in estate regeneration schemes, in particular where a unit mix has been agreed on the basis of detailed consultation with the residents. Taking on-board the specific needs of returning residents will necessarily influence the mix of units that can be delivered.

Similarly, it is recognised that there will be a need for flexibility on the requirement for family units for proposals for retirement, sheltered or extra care housing as they are responding to specific and specialised needs. These needs require a smaller unit setting and the provision of larger family sized homes will not be essential.

Policy AAP2: Residential Conversions of Houses to Flats

- 1. The conversion of houses to flats will be supported where a minimum of one 4+ bed family unit is provided at ground floor and has access to private amenity space.**

Hackney Local Plan (2033) policy cross reference:

- LP19 Residential Conversions

The overall objective in Stamford Hill is to increase the supply of larger family homes. However, the opportunities to build new homes are limited and it is therefore important to protect existing family stock.

Evidence confirms the continued, long standing need to deliver and retain larger family homes in Stamford Hill with 4 or more bedrooms and direct access to a garden. The Council's approach to residential conversions from houses to flats remains consistent with that set out in policy LP19 of the adopted Local Plan.

Policy AAP3: Residential Extensions and Alterations

All extensions and alterations must be of the highest quality in terms of material, detailing, retention of existing features and respect and complement the host building.

A. Roof extensions in the form of front dormers or an additional new floor in a matching style will be permitted where:

- 1. The building typology can support an addition without adversely affecting existing features or symmetry or appearing overbearing ;**
- 2. The host building is not in a Conservation Area;**
- 3. The host building is not a Statutory Listed Building;**
- 4. The host building is not a Locally Listed Building;**
- 5. The host building is located on an identified street. Identified streets are those visited as part of a Council street survey, where more than 25% of the buildings on both sides of the street are altered by front roof extensions or other alterations to the front elevation.**
- 6. The roof extension does not adversely impact neighbour amenity.**
- 7. The roof extension has regard to the guidance in the Stamford Hill Design Guide.**

B. Other residential extensions, including rear dormers, basements and rear extensions, will be supported where they:

- 1. Respect the character and size of the host building;**
- 2. Remain subordinate to the host building.**
- 3. Use appropriate, high quality materials and detailing.**
- 4. Do not result in significant loss of garden space.**
- 5. Do not adversely impact neighbouring amenity, including during construction phase and, in the case of proposals for basement extensions, a construction management plan is provided.**

C. Roof extensions will be permitted in combination with a rear or basement as part of the same or a subsequent planning application only where;

1. The cumulative impact does not lead to overdevelopment of the property.

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 AAP seeks to deliver new homes across Stamford Hill to help meet the growing demands in the area. It allocates eight sites for housing or mixed-use development, including housing (See Part 5). In line with LP33 the Council seeks to maximise the delivery of housing, and where appropriate other commercial and community uses from unallocated sites within Stamford Hill (and across the borough).

Increasing the size of existing homes to meet the needs of the existing community is an important part of the strategy for meeting this need for larger family homes in this part of the borough. Optimising internal layouts can be a good way of creating more usable space, and should be considered as the first option. Many community members in Stamford Hill need more living and utility space to accommodate for the larger household size that requires going beyond internal configuration to the extending of a property to create additional habitable rooms.

Many of the properties and streets have already been significantly altered with large front dormers and roof extensions in the AAP area. Overdevelopment can change the appearance of the house and its relationship to the street, negatively affecting the building's architectural character, the urban context and can compromise the daylight and privacy of adjacent properties.

There are options to extend above the roof line on different housing types whilst safeguarding the architectural and urban character of the area. Any new extension needs to take account of the both form and nature of the building typology and the the street in which it is located. As well as conservation areas and listed buildings (statutory & local), certain building typologies such as three storey Victorian Villas are generally not suited to upward roof extensions as these buildings cannot support dormers (due to shallow roof pitch) or additional floors (due to overbearing appearance). Conservation areas, which are generally characterised by well preserved historic buildings and a large proportion of unbroken roof lines are also unsuitable. Further guidance is set out in the Draft Stamford Hill Design Guide, 2024.

Residential extensions, to the rear of a property, can be less obtrusive and less detrimental to uniformity of a street, but still need to be subordinate to the host building and respect the size and character of the property and the need to retain garden space. The Residential Extensions and Alterations Supplementary Planning Document (2009), and any successor guidance) and Stamford Hill Design Guide provides practical advice to help ensure this policy is implemented in a way that accommodates more internal space and avoids adverse amenity impacts on neighbouring properties or harmful impacts to townscape character.

Chapter 2 Local Enterprise and Economy

Stamford Hill is located on the northern boundary edge and the town centre also serves the communities in South Tottenham in the London Borough of Haringey. The community in Stamford Hill and South Tottenham is very distinctive, with a large Orthodox Jewish 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.
- There are low vacancy rates² and in past surveys have typically shown fewer units in 'sub optimal uses' such as betting shops and pawn shops than other centres.
- There are a number of more industrial employment spaces to the east of the area on the edge of Lea Valley.

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

Key Objectives

- To create new opportunities for adult learning, training and job opportunities and enable delivery of workspace/affordable workspaces that diversifies the economy and boosts employment.
- 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.
- 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. To achieve and maintain vibrant town and local centres with a viable mix of uses that respond to community needs, the Council will support proposals in district and local centres for :

- 1. Town centre uses (E class)**
- 2. Community development proposals that do not result in the loss of town Centre (E Class) uses; and**
- 3. the amalgamation of retail units to provide larger floorspace, where a high standard of design appropriate to the setting can be achieved.**

Conditions and/or planning obligations to help manage the types of town centre uses permitted may be applied.

C. Commercial workspace will be permitted in district and local centres and locations identified in Site Allocations in Section 5 of this AAP.

D. Major development is required to contribute to the provision of training and adult learning opportunities.

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 shopping areas, comprising both designated district and local town centres (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. Town centres are an important component of the local economy by employing residents and providing services for visitors, employees and residents of the area.

Stamford Hill has a diverse residential community and this adds to the richness of the experience of the Town Centre and the area as a whole. The large Charedi community is an integral and valued constituent of the wider Stamford Hill community with a strong connection and commitment to Stamford Hill. The presence of this community also 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.

Overall, residents are satisfied with the range of goods and services available in these centres, although consultation with communities highlighted concerns that the retail offer could be expanded. There is a local interest in broadening and diversifying the retail, commercial, leisure and community services available. As new people move into the area, the range of businesses and enterprises offering goods, services and amenities will increase and this in turn has the potential to improve the economic resilience of the centre. Ensuring that the emerging and developing retail offer serves all parts of the community and reflects local needs can help build social capital and cohesion.

The planning system does not control the types of shops or businesses that can occupy buildings. In addition, most changes between different town centre uses do not require permission. At the time of preparing this AAP shops, financial and professional services, restaurants and cafes, offices, nurseries, certain indoor sport, recreation or fitness facilities all fall within use class E, defined in the Use Class Order.

The Council will consider the use of planning conditions to ensure the community needs for a variety of town centre uses – including shopping needs and leisure offers – are met and the future vitality and vibrancy of the town centres are protected.

For the purposes of this policy, community uses would include all uses falling within use class F1, with the exception of F1(a)- provision of education and F1(f) Public worship or religious instruction (or in connection with such use).



Figure 8: Stamford Hill Designated Town Centres

The site allocations set out in Part 5 identify potential development opportunities in the Stamford Hill area that can deliver commercial floorspace, including the retention of retail floorspace, as part of mixed use development. Each site allocation policy outlines

development principles that respond positively to the identified local character areas and their qualities.

Adult Learning and Training opportunities

Local evidence on educational infrastructure in the area suggests lower educational attainment and formal skills training within the adult population of Stamford Hill, with above average numbers of the community having no formal qualifications compared to elsewhere in Hackney³. The provision of new and existing facilities to support adult education opportunities in Stamford Hill is encouraged as part of new development where it helps upskill residents and increase access to the labour market.

³ Census 2021 data identifies that 30.5% and 28.5% in Springfield and Stamford Hill West wards have no qualifications compared to 16.7% average across Hackney.

Chapter 3 Social, Community and Cultural Infrastructure

Existing social infrastructure in Stamford Hill is under pressure, particularly education facilities in the independent sector. Increases in population and demand from new development will put further pressure on a wide range of services and facilities, including; health, education, community, faith, emergency and other local services and facilities that contribute positively to the quality of life of residents.

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.
- Birth rates in the AAP area are higher compared to Hackney as a whole and the number of 0–5 years olds is the highest in the borough.
- 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 are still 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 ensure schools provision is aligned with type and level of need in Stamford Hill and to facilitate provision of additional school places in the independent sector.
- 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. Development of new social, community and cultural facilities should:

- 1. Be designed to be flexible and adaptable to meet a range of community needs.**
- 2. Consider opportunities to make better use of existing social and community facilities that are currently under-used through the integration, co-location, and/or reconfiguration of facilities and services.**
- 3. Incorporate shared community spaces where possible.**

B. Proposals for new or improved community and education facilities will be supported, including provision of education facilities and places of worship, should be directed, in order of priority, to:

- 1. Existing social or community facilities surplus no longer required in their current use;**
- 2. New purpose built premises within the town centre or areas or streets already characterised by a mixture of uses;**
- 3. Conversions of existing non residential building; or**
- 4. Conversions of residential buildings in areas or streets characterised by a mixture of uses.**

C. The redevelopment, conversion or change of use of residential use to education facilities, places of worship or health facilities will be permitted where all of the following criteria are met:

- 1. It has been demonstrated that suitable alternative sites (as identified B.1 to B3 above) are not available.**
- 2. Amenity impacts on occupiers of neighbouring buildings, including that associated with travel and servicing, can be avoided or mitigated;**
- 3. It can be demonstrated that there is no harm in terms of highway safety as demonstrated by a transport statement and where active travel is**

encouraged and a travel plan, with provision for implementation of a School Street where appropriate; and

4. It is appropriate to the built form and character of the area having regard to relevant guidance in the Stamford Hill Design Guide, with streets with wide thoroughfares, and mixture of uses, likely to be more suitable.

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

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. The Council will work with relevant stakeholders to encourage the provision and design of flexible and adaptable community facilities that can accommodate a range of different needs, where appropriate. 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. 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. There is an 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.

Stamford Hill already has significant existing pressures on social infrastructure and new development will add to the need for new social and other infrastructure. 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. There is a cultural need for the community to live close to these uses for religious reasons, to access the required facilities that are typically unavailable elsewhere in the borough.

Assessments of multiple sources of evidence about local needs supports an urgent need to facilitate delivery through a locally based policy approach which permits the conversion, redevelopment or change of use from residential to community use where alternative locations cannot be identified. Local Plan 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 health facility, when suitable alternative sites are not available and the community facility can only be provided by use of a residential building. Planning applications should therefore be supported by evidence identifying other sites/properties in the area that have been considered and explaining why they are unsuitable. Key considerations for this evidence will include size requirements for the proposed facility and its catchment area.

Residential conversions for social and community facility use can be appropriate where impacts on the highway safety can be managed and living conditions – and amenity – of neighbouring occupiers maintained. 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. Local Plan Policy LP2 sets out the requirement of amenity considerations in development

Guidance on extension of residential buildings is set out in the Stamford Hill Design Guide SPD, to help proposals respond to the specific townscape character of the location. It identifies that detached residential buildings and corner plots potentially are more suitable for conversion to residential use, where other criteria are met, but this will depend on the street and building. Streets with a mixture of uses and wide thoroughfares, such as Amhurst Road, are likely to be most suitable.

Active and sustainable travel

New development of social and community facilities, wherever they are located, should also encourage active, efficient and sustainable travel and this should be set out in a Travel Plan. Related to this, development for educational facilities should, where appropriate, sign up to 'School Streets', the Council's pioneering programme to transform roads outside schools, so that pedestrians and cyclists are prioritised at school start and finish times.

Other non planning requirements:

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](#):

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/800615/Independent_School_Standards- Guidance_070519.pdf

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, the guidance set out in the Building Bulletin 100 as mentioned above and any subsequent amendments. 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 with wider streets and larger properties compared to the southern part of Hackney. It also contains a number of large open spaces, which add greatly to the quality of the area. There are three existing conservation areas within the AAP boundary; Clapton Common, Northwold and Cazenove and Lordship Park and potential for further designations. 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

- Almost 40% of the area is made up of terraced housing.
- The area contains a number of mansion block estates, particularly focused on the A10 corridor.
- To the east of the area on the edge of Lea Valley, the built form changes and there is more industrial employment space.

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 optimises the use of underdeveloped sites.

Policy AAP6: Delivering High Quality Design

- A. 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. Development on Site Allocations, set out in Part 5, should be in accordance with the land use allocation, design principles, and building heights specified in the site allocation policy.**

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.

Stamford Hill contains a network of residential areas divided by the main thoroughfares, open spaces and local centres⁴. There are 16 distinct character areas that are essential to the fabric of Stamford Hill, and which are key to conserving and enhancing the area summarised in the remainder of this part of the AAP. The character areas have been grouped under four key themes; Civic Hubs, Key Corridors, Neighbourhoods and Open Space.

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.

⁴ Stamford Hill Character Area Analysis and Overarching Design Framework, Jan Kattein Architects, 2016

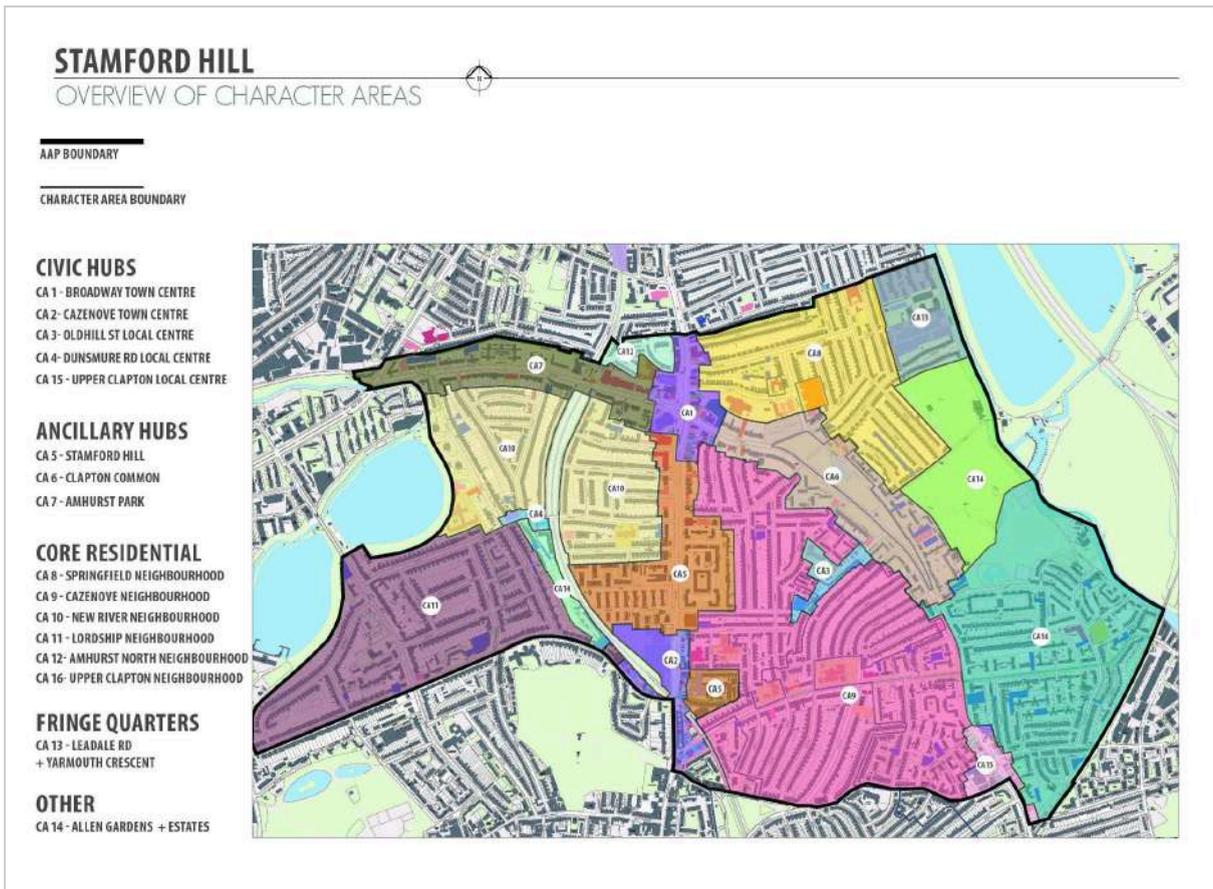


Figure 9: Stamford Hill Character Areas

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 Local 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 – Dunsmure 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 10 – Local Character Areas and Qualities

Taller Buildings

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 be assessed on a case by case basis and in accordance with policy LP1 of the borough-wide Local Plan. Given the relatively low density of the area, taller buildings are uncharacteristic and no areas are specifically identified as suitable for tall buildings; however, the Site Allocations in Part 5 specify appropriate building heights for each allocation site.

Chapter 5 Public Realm

Stamford Hill is a densely populated urban area and public spaces are essential to the well-being profile of the local community. People of all ages and backgrounds should be able to access high quality public spaces. Ensuring easier access to key connecting transport infrastructure and regional green assets such as the Lea Valley has the potential to enhance the experience of people who live, work or visit Stamford Hill.

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 AAP 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 Dunsmore Road.
- To promote the health and well-being of local people by supporting active lifestyles and reducing health inequalities.

Policy AAP7: Public Realm

- A. Development will be required to make a positive contribution to the quality of the public realm of Stamford Hill, through the design of new development and through using developer contributions where appropriate.**
- B. Development should contribute to the range of proposals to improve connectivity, accessibility, urban greening, and create child friendly environments as set out in Figures 16 to 20 where appropriate.**
- C. Development should contribute to improving pedestrian and cycle routes,**

including, along the Lea Navigation towpath.

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

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. Public realm improvements are needed to achieve an inclusive, vibrant, safe, attractive, functional and welcoming environment that can be enjoyed by everyone, including people of different ages.

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. More broadly, public realm interventions should also enhance social use and legibility, and be flexible in function.

It is essential that new areas of the public realm should be designed carefully to accommodate and strengthen pedestrian and cycle linkages to public transport and surrounding areas.

There have been improvements to 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 to transport services and station accessibility (see part 6).

Public Realm Projects

A series of public realm projects are proposed to enhance the public realm of Stamford Hill (See Appendix 1). These projects include improvements and measures to better link the neighbourhood 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)⁵. They also reflect the eight Child Friendly Design principles that are outlined in the borough-wide Growing up in Hackney Child Friendly Places SPD.

⁵ Hackney, Emergency Transport Plan: responding to the impacts of Covid-19 on the transport network (September 2020)

Chapter 6 Green Infrastructure

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. Springfield Park is also part of the Springfield and Stamford Hill Local Nature Recovery Area which is focused on Springfield and Stamford Hill.

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 Stamford Hill in comparison to the Hackney average. The average provision per 1000 population in Hackney is 1.36ha, the level of provision in Stamford West is significantly lower⁶.
- Springfield Park is a classified 'cool space'⁷, with around 48.52% tree canopy cover. 'Cool spaces' areas for Londoners to take respite on hot days.

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.
- To retain and enhance Green Chains and Green Corridors to encourage positive impacts on climate change, drainage, air quality, active travel and health.

⁶ Hackney Open Space Assessment, LUC, 2018

⁷ Mayor of London 'Cool Spaces (summer 2023)':
<https://www.london.gov.uk/programmes-strategies/environment-and-climate-change/climate-change/climate-adaptation/cool-spaces>

Policy AAP8: Green Infrastructure

- A. Development adjacent to existing Green Chains and Green Corridors, identified in Figure 12, must be developed in a way that enhances access to the green infrastructure network and contributions may be sought towards improvements to address recreational demand.**
- B. Development fronting onto the Wetlands to Wetlands Greenway on Figure 13 should deliver ground level urban greening that contributes to a coherent green character and disperse air pollution.**
- C. Contribute to opening up access to the River Lee, celebrating the nature and character of the Lee, including introducing signposting and public art where appropriate.**
- D. Ensure flood risk assessments and flood risk mitigation is incorporated in the design of new development including those within Site Allocations identified in part 5.**

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

Green infrastructure networks are important components to tackling climate change. Improving the quality, use and greening of existing open spaces, particularly improved accessibility to existing parks through enhanced links between open spaces is important in Stamford Hill. The Hackney Open Space Assessment, (LUC, 2018) concludes that in some areas of Stamford Hill access falls beneath these benchmarks. It identifies areas that are deficient in overall quantity and accessibility to open space. Figure 15 shows that there are areas of deficiency in access to local and/or small size parks within 400m walking distance extending from north west to the south east of the AAP area. In addition, there is a general lack of access at the district level – Clissold Park and Millfields are the only two district size parks in Hackney (20-59ha).

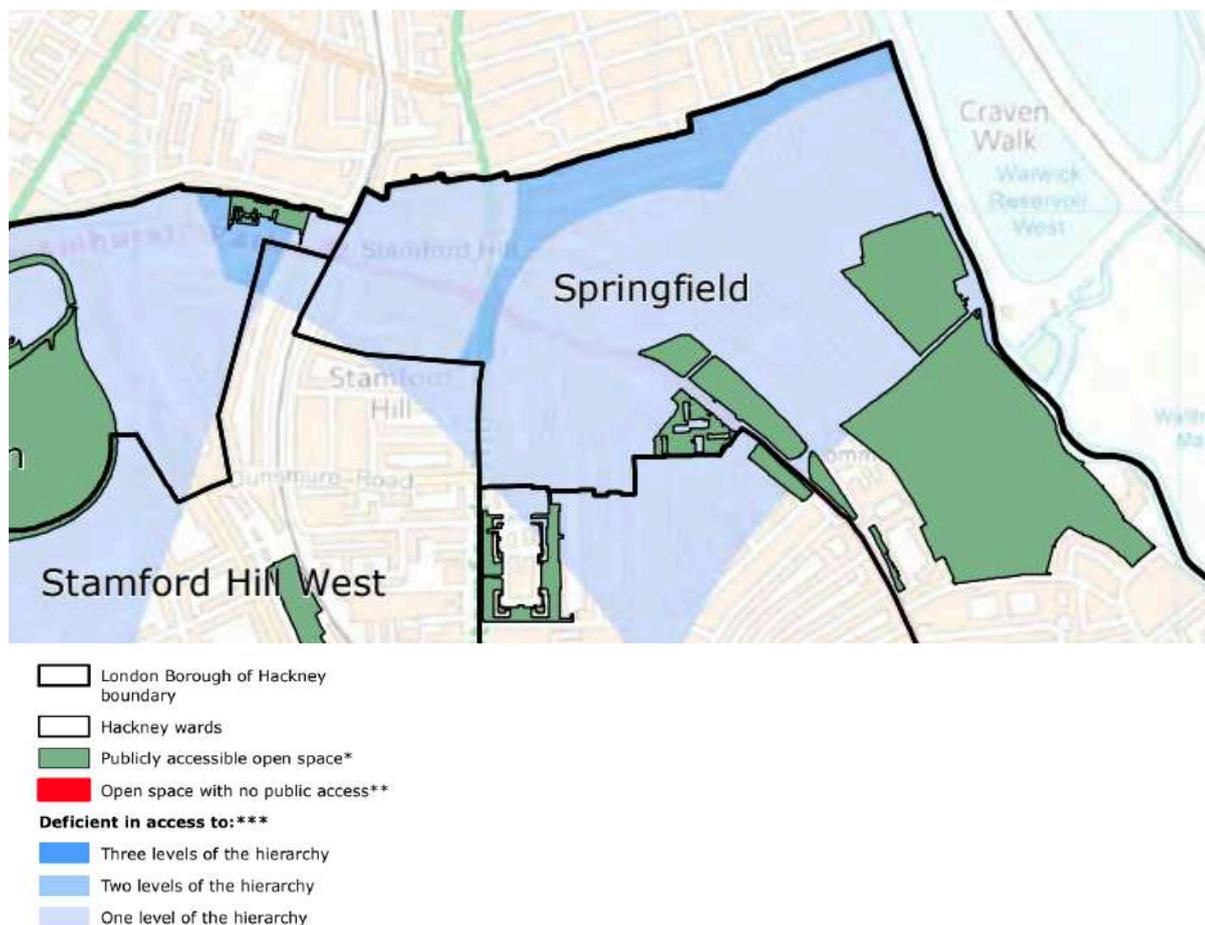


Figure 11: Open Space Access and Deficiency in Stamford Hill
Source: Hackney Open Space Assessment, LUC, 2018



Figure 12: Green Chains and Green Corridors in Stamford Hill

Green Chains and Green Corridors, as identified in LP33 Policy LP49, are an integral part of the green infrastructure network. They can aid accessibility to open spaces and encourage biodiversity into the built environment. 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 greenery 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 are:

- Hackney Downs to Amhurst Park Road Railway Cutting: Along the railway line from Stoke Newington station up to Stamford Hill station which forms an important linear woodland for wildlife;
- 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).

Enhance the setting of development along the River Lea Canal (in line with Policy AAP7) 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.

Green Infrastructure Strategy – Green Spine 1

The Wetlands to Wetlands Greenway joins Woodberry Wetlands to Walthamstow Wetlands and provides a quiet east to west link to improve accessibility between Woodberry Downs and the Lea Valley Regional Park. The Council's adopted Green Infrastructure Strategy, 2023 identifies further opportunities for the Wetlands to Wetlands Greenway. The GIS is a framework for protecting, improving, expanding and connecting Hackney's green infrastructure. It has identified seven Green Spines within the borough with the potential to increase greening. Green Spine 1 is a link running from Finsbury Park to Walthamstow Wetlands. It utilises the Wetlands to Wetlands Greenway in some parts and runs through the Stamford Hill area. It is an important means to improving and extending greening in the AAP area, particularly through the planting of street trees.



Figure 13: Wetland to Wetlands Greenway

Biodiversity and Sites of Importance of Nature Conservation

National guidance set out in both the NPPF 2021 and the Environmental Bill 2020 outlines that eligible new development should secure a 10% net gain in biodiversity to curate robust green infrastructure networks across the built environment. Policy LP47 of the borough-wide Local Plan provides detailed guidance.

Stamford Hill has a number of nature conservation areas within and adjacent to the AAP area, including Sites of Importance for Nature Conservation (SINCs). SINCs are valuable local wildlife habitats where people can experience nature close to where they live and work. Sites are classified into Sites of Metropolitan (London-wide), 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)

The Hackney Local Nature Recovery Plan (2023) also identifies Springfield and Stamford Hill as one of five nature recovery areas in Hackney. The priorities are to:

- continue to improve the ecological value of Springfield Park, especially remnant areas of semi-improved grassland;
- introduce areas of wildflower meadow or prairie planting into amenity green spaces to increase the range for common grassland invertebrates found on the nearby Walthamstow Marshes;
- encourage and support additional wetland edge planting to increase ecological connectivity along the Lea;
- renew the management plan for the East and West Bank Nature Reserve in light of the new vegetation management standard instituted by Network Rail on their land-holding.

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.

Flooding and Contribution of Green Infrastructure

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, policy LP53 of the borough-wide Local Plan will apply. There may be a requirement required to submit a site-specific Flood Risk Assessment (FRA).

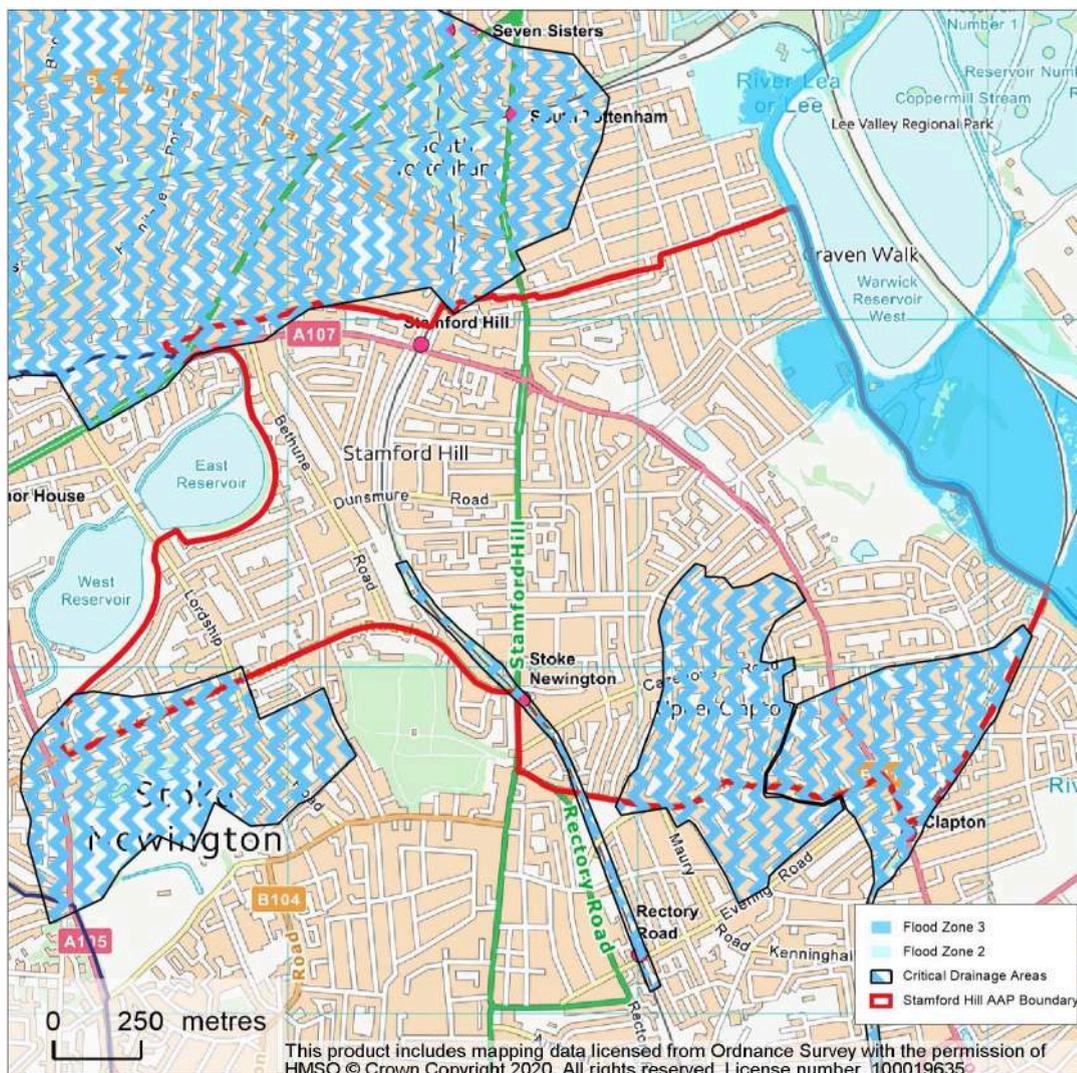


Figure 14 – Local Flood Risk Zones in Stamford Hill

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.

Increasing permeable ground within the Stamford Hill region is essential 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 are an important component in encouraging 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.

The Local Plan sets out a number of other policies to manage environmental impacts which will apply in Stamford Hill. These include policies to deliver a reduction in carbon emissions to address climate change, through adaptation requirements in policies, LP53 and LP54, build-in resilience and prepare for expected changes to the environment that will occur through climate change and LP55 and LP56 address mitigation.

Improved Recreational Space

The provision of high quality recreational spaces for residents of Stamford Hill is central to maintaining the health and wellbeing of local residents. It is recognised that the new homes proposed in this plan will generate demand for additional recreational opportunities.

Significant improvements have already been made to existing parks and green spaces such as Springfield Park, which recently received £3.1m of investment from the National Lottery Heritage Fund. The following projects will further improve the recreational experience for existing and future residents:

West Reservoir, Woodberry Down:

A number of improvements are proposed for this incredible urban reservoir, which is a popular location for open water swimming, canoeing and sailing. These include:

- Increased public access to the green space along the eastern bank of the reservoir for local residents and visitors, via a new footpath from the West Reservoir Centre connecting to Woodberry Down across a new pedestrian footbridge.
- A new accessible bridge across the New River to the south-west of the reservoir (replacing and slightly relocating the current bridge which has steps).

- Improved landscaping, including wildflower meadows, trees and hedgerows.
- Enhanced habitats for wildlife, including extensive new reed beds in the reservoir.

In addition, the proposals will deliver:

- A new introduction to open water swimming area for beginner swimmers and other groups.
- New indoor 'village changing' facilities with showers and additional toilets.
- Relocation of the cafe with new outdoor seating area, to maximise the space inside the building.
- Upgraded conference spaces.
- Upgraded boat workshop and learning spaces.

Clapton Common Improvements

There is a proposal to convert an old road that currently dissects Clapton Common into parkland, better linking a new café to the rest of the green space.

These improvements are proposed to improve the overall accessibility to the common and introduce semi natural elements.

The proposals include new footpaths and greenery and the removal of redundant street furniture. Areas of semi-natural environment will be created through additional planting and setting aside areas that will remain in an 'unmanaged' state. These aspects will encourage greater biodiversity across the Common, making it a more attractive place for residents to spend time.

5. Site Allocations

Key strategic development sites that contribute to the realisation of the objectives and vision for Stamford Hill have been identified as Site Allocations. Developers are to refer to the Site Allocations and engage with the Council early on development proposals for these sites. The sites are shown on Figure 15.

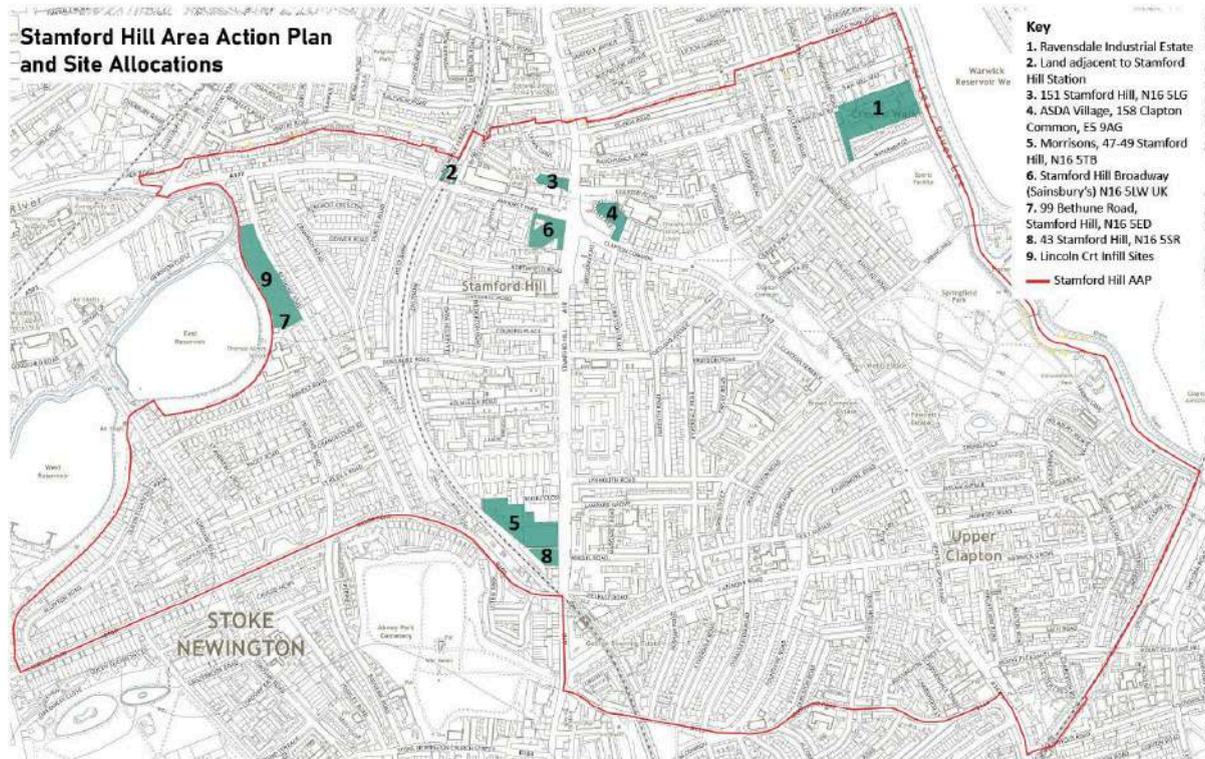


Figure 15: Stamford Hill Area Action Plan Site Allocations

Site-specific development principles, uses and indicative quantum of development are identified for each site. It also identifies when sites are likely to be built out, whether in the 'short term' (0–5 yrs), 'medium term' (6–10 yrs) or 'long term' (11–15 yrs).

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 are expected from the allocated sites.

SHAAP	Site Name	Housing	Housing (sqm)	Employment (sqm)	Total (sqm)	Phasing (Short Medium or Long Term)
01	Ravensdale Industrial Estate	314	40,200	4,750	44,950	Medium
02	Land adjacent to Stamford Hill Station	8	900	0	900	Medium
03	151 Stamford Hill, N16 5LG	50	4,500	1,400	5,900	Medium
04	ASDA Village, 158 Clapton Common, E5 9AG	35	4,000	2,200	6,200	Long
05	Morrisons, 47-49 Stamford Hill, N16 5TB	196	22,100	6,800	28,900	Medium
06	(Sainsburys), 1 Amhurst Park, N16 5LW	61	6,500	2,600	9,100	Short
07	Chasidey Belz Beth Hemedrash 99 Bethune Road, N16 5ED	12	1,600	0	1,600	Medium
08	43 Stamford Hill Road. N16	34	4,550	0	4,550	Medium
09	Lincoln Court, Berthune Road N16 5EA Infill Sites	86	9,000	0	9,000	Short

Table 1: Stamford Hill Site Allocation and Capacity

SHAAP 01 – Ravensdale Industrial Estate



Site View



Site 3D View



Site Plan

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 Site Allocation

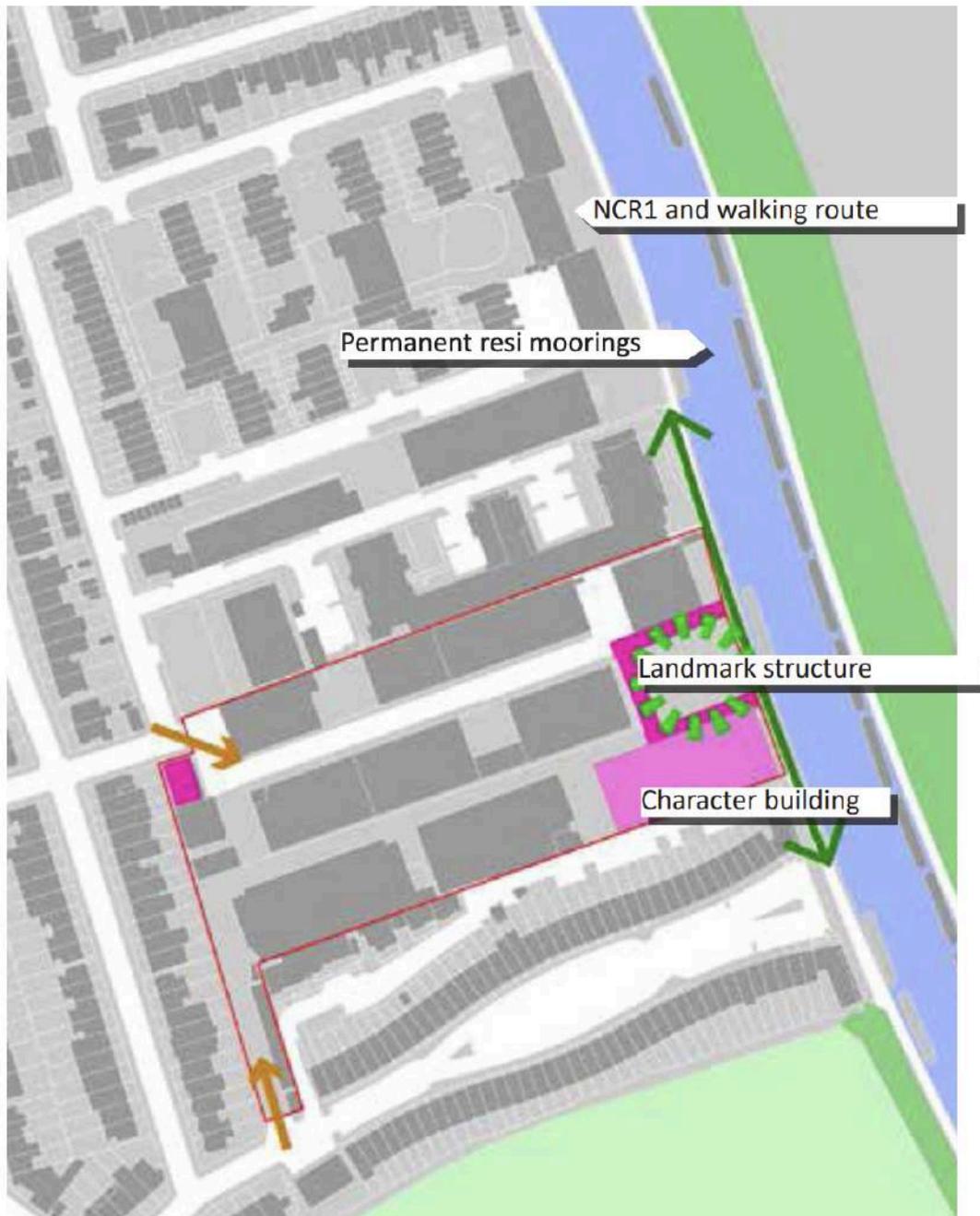
Allocation: Residential and commercial mixed-use development

Indicative Capacity: Approximately 314 residential units with community use and provision of commercial use.

Development on Site Allocation SHAAP01 should:

- Be of an appropriate building height of up to 8 storeys, including 2 setback top storeys, with potential to incorporate a landmark building
- Improve public realm through the site from Timberwharf Road to the River Lea.
- Improve connections through the site to the canal
- 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
- 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.

Development Context



Site analysis

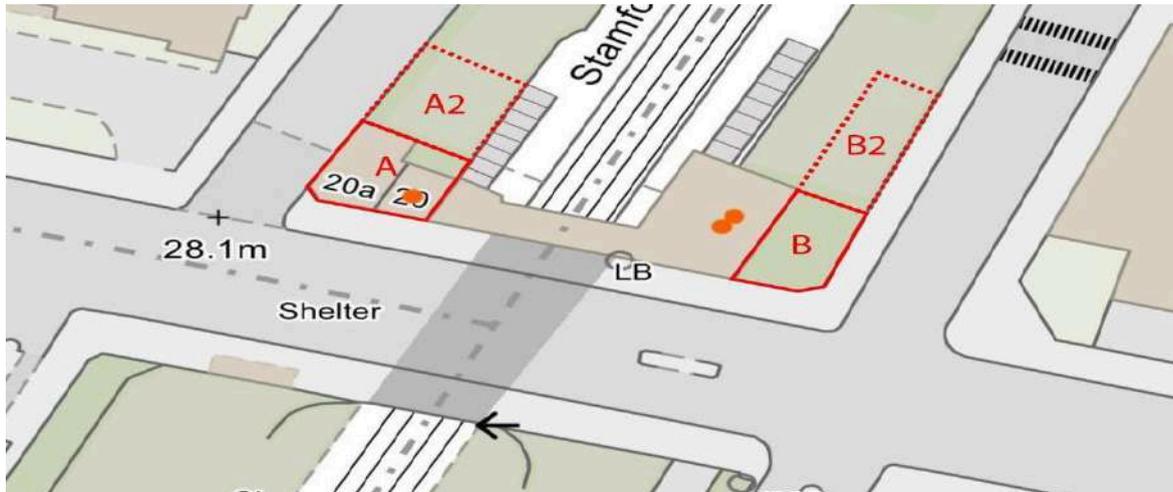
The Ravensdale Industrial Estate is a small commercial and informal warehousing site left from a time when similar sites lined the west bank of the Lea Navigation. The cranes on site and local landmarks which oversail the canal are a reminder of the industrial heritage of the

navigation. The cranes also enclose an unbuilt space which serves as a waterside amenity space.

There are large landmark scale twentieth century warehouses, some of which have character value. The large buildings on site are flexible and offer low cost accommodation for a variety of uses, including an element of residential use/ live work accommodation and informal housing for creative people. The site is not particularly accessible by public transport given the PTAL rating of 1a–2.

Notable features: A landmark crane structure.

SHAAP 02 – Land adjacent to Stamford Hill Station Railway



Site Plan



Site View

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

Indicative Capacity: Approximately 8 residential units.

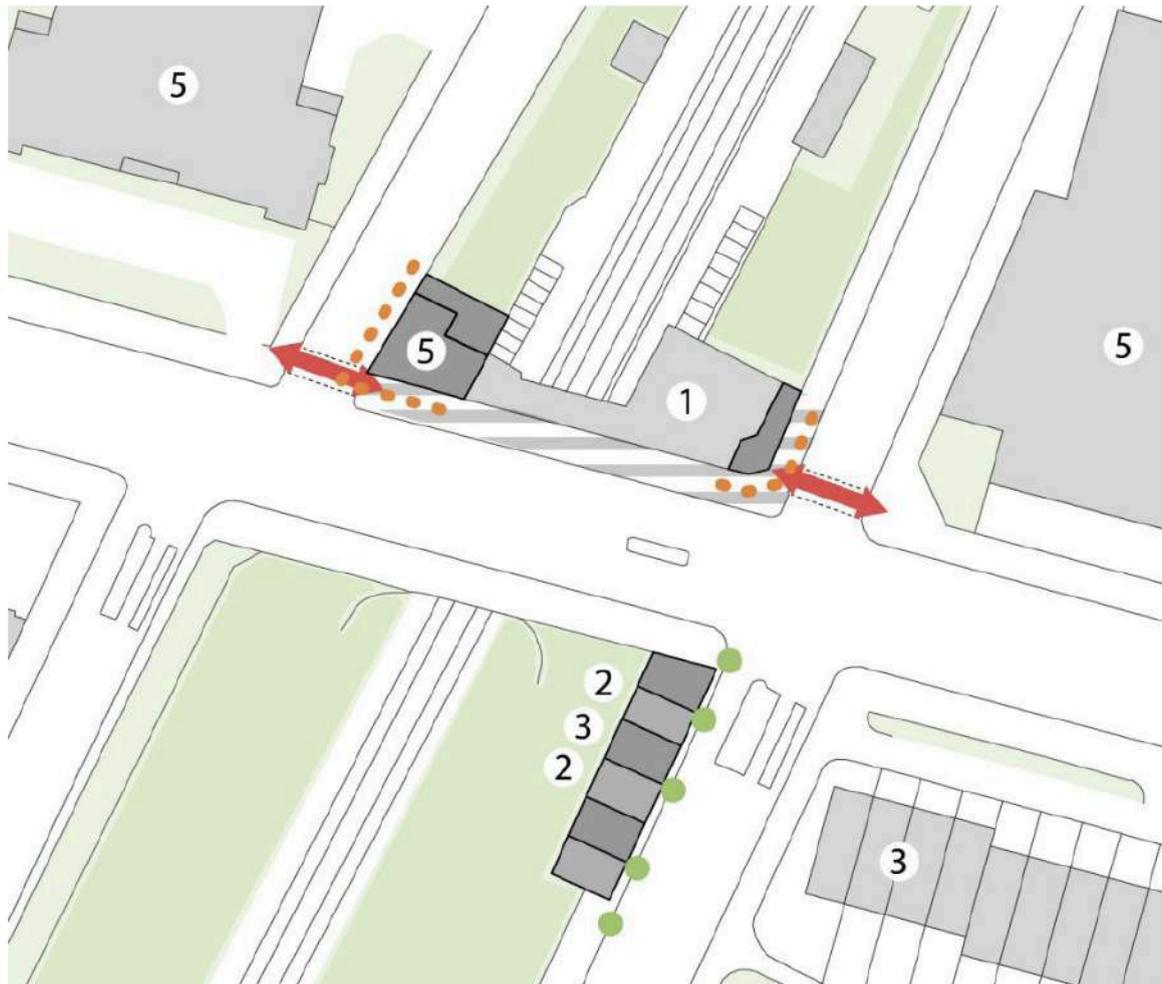
Development Principles:

- The site could support a 3 storey building, stepping down to a single storey to Amhurst Park.
- Public realm improvements along the station would benefit east/ west movement along Amhurst Park. The building footprints on both sites should be in line with the existing station building.
- Development will require removal of 2–3 mature trees alongside the railway embankment which should be replaced around the new development.

Development Site Allocation SHAAP02 should:

- Be of an appropriate building height of 1–3 storeys.
- Adopt a sensitive and innovative design to complement the complexity of this site.
- Create a new platform access.

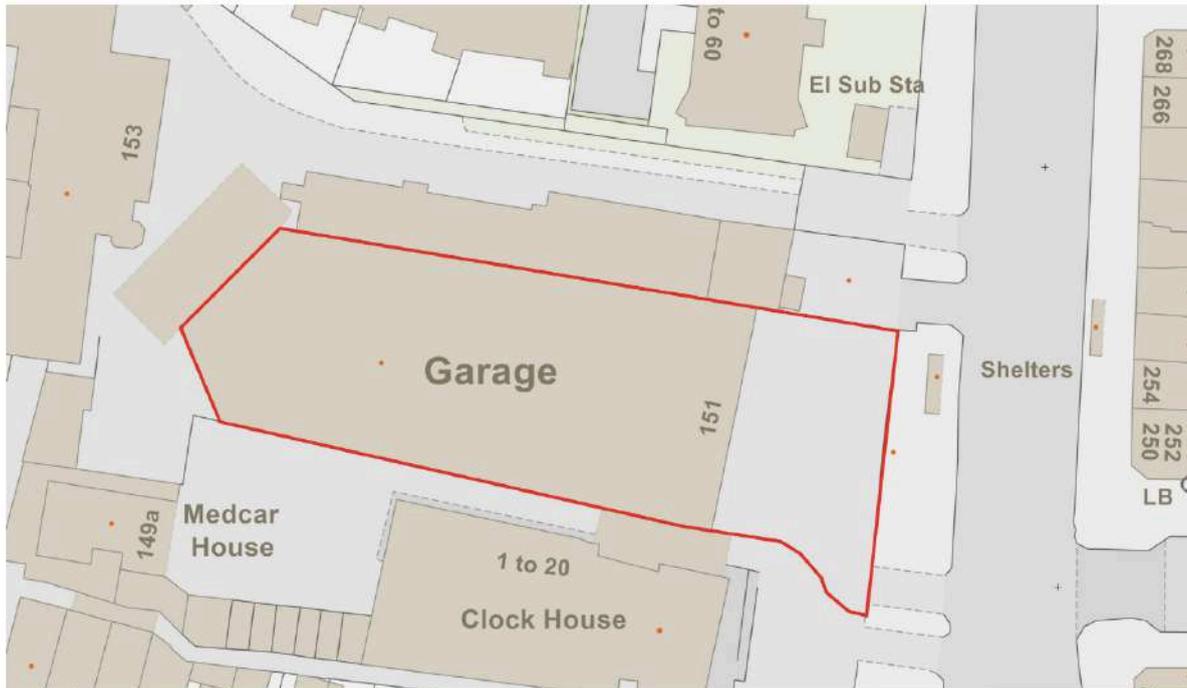
Development Context



Site analysis

- 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 the other 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 boundaries are assumed to be those in the measurements of A and B. However, the site could become more viable if extended to take in some small area of adjacent embankment. This could be in conjunction with work to create a new platform access.
- There are several mature trees alongside the railway embankment which would need to be reprovided for in any new development.

SHAAP 03 – 151 Stamford Hill, N16 5LG



Site Plan



Site 3D View



Site View

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:**

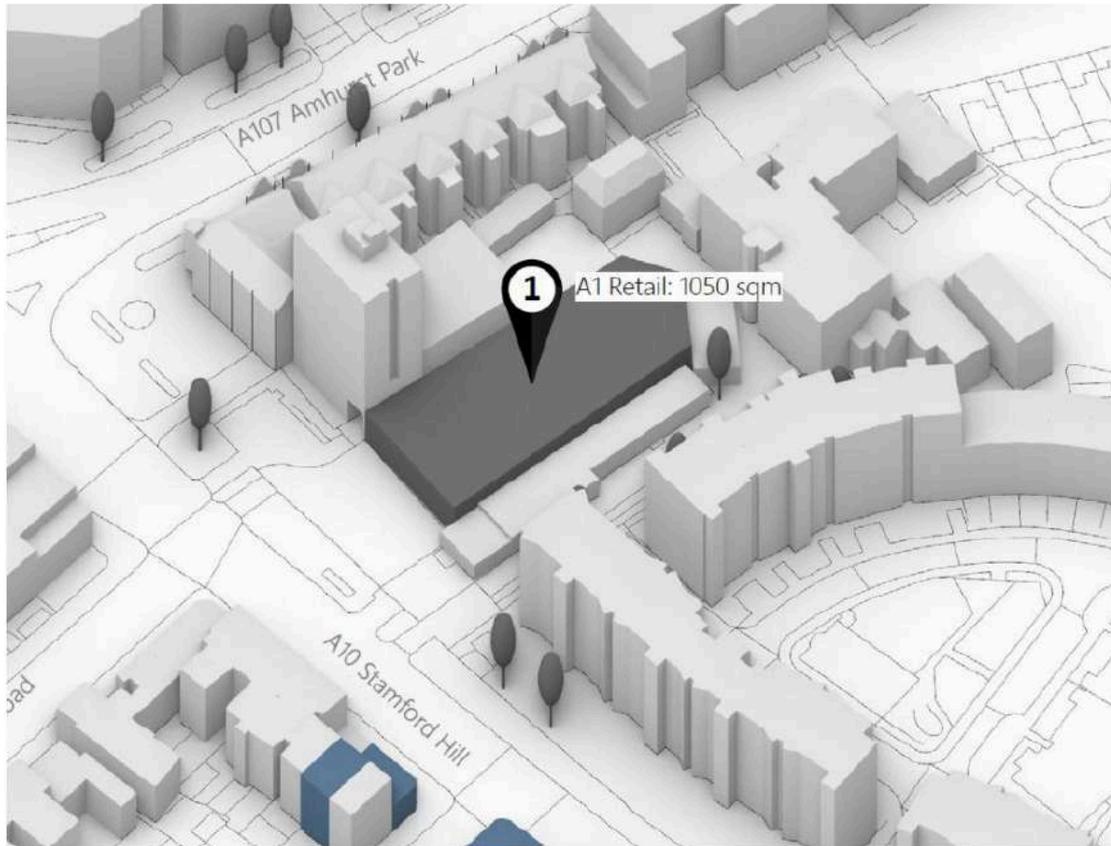
Residential and re provision of commercial use (town centre use)

Indicative Capacity: Approximately 50 residential units with re provision of commercial and community floorspace.

Development on Site Allocation SHAAP 03 should:

- Be of an appropriate building height of 6 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.
- Have private and communal gardens at first floor level
- A commercial frontage on ground floor is essential due to location within the town centre facade of the building fronting Stamford Hill Broadway should follow the existing building line.
- There is the opportunity to create new pockets of active, well overlooked public spaces, along key routes which provide further opportunities for greening.

Development Context

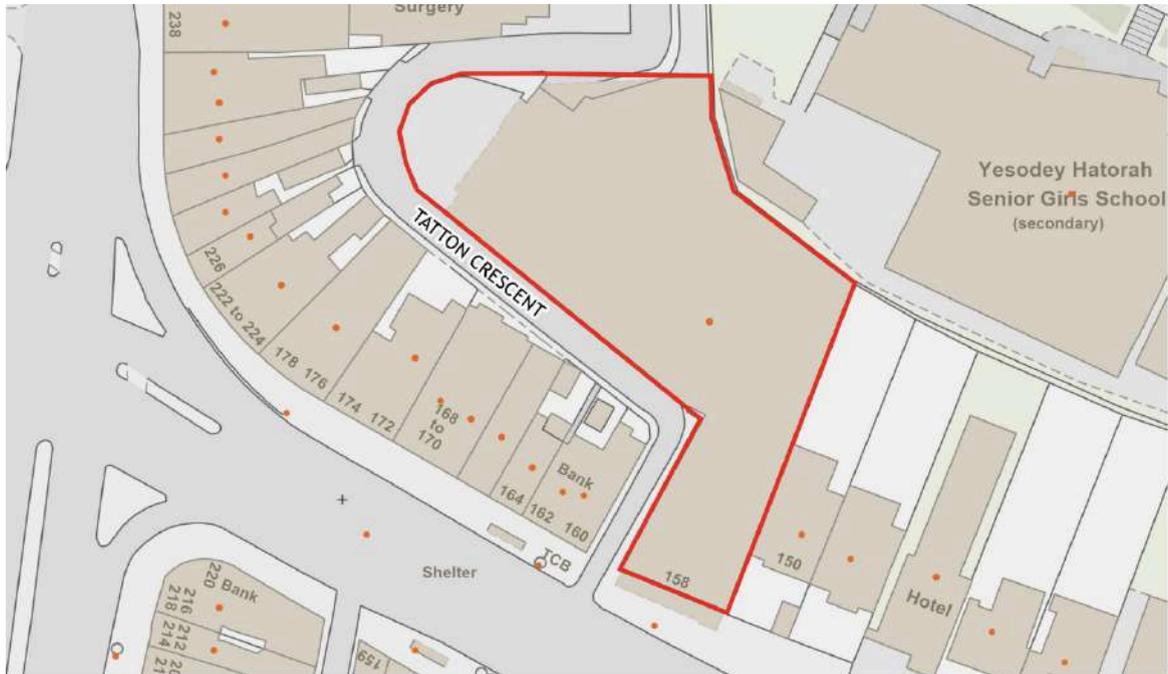


Site analysis



- A commercial frontage on ground floor is essential due to location within the town centre facade of the building fronting Stamford Hill Broadway should follow the existing building line.
- There is the opportunity to create new pockets of active, well overlooked public spaces, along key routes which provide further opportunities for greening.

SHAAP 04 – ASDA Village, 158 Clapton Common, E5 9AG



Site Plan



Site 3D View



Site View

Ward: Springfield

Ownership: Private

Area in Hectares: 0.4

Existing use: Vacant (previously 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 re provision of commercial use (town centre use)

Indicative Capacity: Approximately 35 residential units with re provision of commercial floorspace.

Development on Site SHAAP 04 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.
- Creation of a new pedestrian street and play corner space, creates new north-south connections between Clapton Common and Egerton Road
- A taller corner feature building can frame the entrance to the square from Clapton Common.
- Building massing to be setback and sensitive to surrounding residential buildings and rear gardens.

Development Context



Site analysis



Archive Cinema Building

- Maps from 1953 show the site, which today is a shopping arcade anchored by Asda, as a cinema and subsequently the first ten pin bowling alley in the UK in the early 60s.
- 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. Opportunity for the creation of a new pedestrian street and play corner space, creates new north- south connections between Clapton Common and Egerton Rd.

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



Site Plan



Site View



Site 3D View

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 commercial use

Indicative Capacity: Approximately 196 residential units with community use and re provision of commercial floorspace.

Development on SHAAP 05 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 3-9 storeys, lowering to the north of the site to, minimise daylight impact on existing housing blocks
- 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.
- Provide a Flood Risk Assessment and install any sustainable drainage system(s) where appropriate to account for the western part of the site which was identified for risk from surface water flooding

Development Context



Site analysis



- The site is in the Stoke Newington District centre. The supermarket use should be maintained as it is an important destination for the local community.
- There are opportunities for the back building line that characterises Stamford Hill Broadway to be reinstated marking the entrance of the development and establishing relationships with existing historic buildings.
- It is next to a grade II listed pair of houses 51 and 53 Stamford Hill N16 and the view to the listed properties to the south over the railway should be maintained.
- A public space and shared surface street at the centre of the development could introduce much needed opportunities for play and greening through tree-lining.

- There are existing housing blocks to the north of the site which are lower in height which would require careful consideration in terms of daylight impact
- There are a number of existing mature trees on the site.
- The western part of the site falls within an identified area at risk from surface water flooding.
- Public space at the centre of the site could introduce much needed opportunities for play.

SHAAP 06 – SAINSBURY'S STAMFORD HILL BROADWAY, 1 Amhurst Park, N16 5LW



Site Plan



Site View



Site 3D View

Ward: Springfield

Ownership: Private/Council

Area in Hectares: 0.35

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 5–6a

How was the site identified? Site identified by the Council.

Timescale: Medium Term

Policy SHAAP 06

Allocation: Residential and commercial

Indicative Capacity: Approximately 61 residential units with community use, re-provision of commercial floorspace and public space.

Development here should:

- Reprovide the supermarket and new commercial space on the ground floor with frontage onto Stamford Hill Broadway, with a finer grained active frontage than the current building with additional commercial units
- Have building highest on the street frontage at around 5 storeys in height and 5–7 storeys to the rear, with massing of building to the rear of the site to minimise impact on adjacent apartment blocks and Victorian school building.
- Deliver high quality contemporary architecture to set a precedent for new development within the town centre, with well articulated facades fronting Stamford Hill Broadway.
- Improve the surrounding public realm, including refurbishment and repurposing of the existing 1930s public toilets and give consideration to:
 - Creation of an additional pedestrian retail arcade or lane (open, or built above)
 - Extension of the building frontage to increase street enclosure
 - Creation of public realm that could enhance the value of the ground floor commercial uses for Holmwood Court and Hanover Court
- Deliver significant urban greening in the form of trees and planting

Development Context



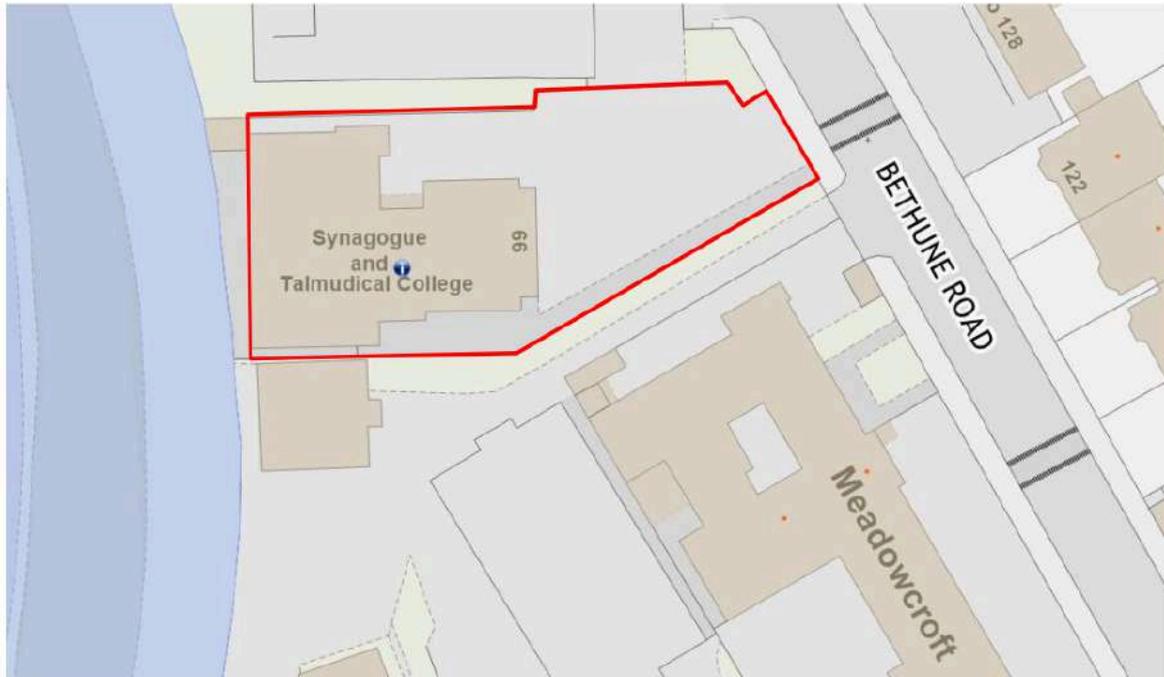
Site analysis

- Since Broadway Town Centre was developed, the site has been the location for the largest landmark buildings in the area. Broadway Town Centre is characterised by a very wide space between fine grained retail frontages. The prevailing heights range from 3 to 5 storeys with high points of around 6 storeys in some blocks of flats nearby. The tallest building in Broadway Town Centre is a 7 storey block of flats. The buildings flanking the site are 6 storey blocks of flats.
- The background built character is of 20th century masonry construction of traditional and modern styling. Materially, most buildings are red brick with some London stock with some white decoration. Pitched roofs are common as are decorative gables facing the street. The architecture is relatively functional with few instances of remarkable or very high quality buildings. There could be potential for a new landmark building on the site if the architecture was of sufficiently high quality. This

would need a civic quality and would need to be an enhancement to the character of the area. This could help enclose the wide open space and reduce the sense of distance between the four sides of the street.

- Pavements are relatively wide in places but there are no public realm focal points or quality gathering places. There are also very few opportunities to walk away from the traffic and noise which places a definite pressure on the pedestrian environment. There are several large landmark trees but the town centre has very few trees or relief from paved surfaces.
- The rear of the site is relatively unconstrained. The backs of blocks of flats would need a good distance between them and new frontage to maintain access to light and privacy.

SHAAP 07 – Chasidey Belz Beth Hemedrash – 99 Bethune Road, Stamford Hill, London N16 5ED



Site Plan



Site View



Site 3D View

Ward: Woodberry Down

Ownership: Private

Area in Hectares: 0.13

Existing use: Synagogue and car park

Planning Considerations:

- Local Plan 2033 Policy PP4 Stamford Hill
- LP47 (Biodiversity and Sites of Importance for Nature Conservation)
- The setting of Stoke Newington Reservoirs Conservation Area
- PTAL 2

How was the site identified? Site suggested by the community

Timescale: Medium Term

	<p>Policy SHAAP 07</p> <p>Allocation: Residential and community use</p> <p>Indicative Capacity: Approximately 12 residential units and community use</p> <p>Development on site SHAAP07 should:</p> <ul style="list-style-type: none">● Contain appropriate building height of 4–5 storeys● Account for the setting of the 3 distinctive Lincoln Court Towers in terms of height and impact on any views● Make use of the views across the reservoirs● Follow the building line already established on Bethune Road and provide an access passage to the synagogue.● Retain the synagogue building on site, providing appropriate access and associated parking● Follow the setback building line of the neighbouring buildings on Bethune Road <p>Opportunities:</p>
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- Provide public realm on Bethune Road
- Provision of much needed housing including genuinely affordable homes

Development Context



Site analysis

- This is a 20th century building suitable for redevelopment although there is a need to consider the setting of Stoke Newington Reservoirs CA and views across the reservoirs. The existing car park provides an opportunity for development.
- The site is located off Bethune Road and next to the Lincoln Court Tower podium.

- The surrounding context is medium rise, with terraced houses of up to 3 storeys and small blocks of 4 storeys, accounts for the surrounding residential context which is set at 3–5 storeys.
- The existing synagogue should be maintained on site, but the carpark at the front has some potential for redevelopment.

SHAAP 08 – 12 to 43 Stamford Hill, Hackney, London N16 5SR



Site Plan



Site 3D View



Site View

Ward: Stamford Hill West

Ownership: Private

Area in Hectares: 0.26

Existing use: Petrol station, car repair garage

Planning Considerations:

- Local Plan 2033 Policy PP4 Stamford Hill
- LP34 Stoke Newington, Stamford Hill and Finsbury Park
- Stamford Hill Boulevard Public realm improvements
- PTAL 5

How was the site identified? Site suggested by the planning agent of the landlord.

Timescale: Medium Term

Policy SHAAP 08

Allocation: Residential, commercial mixed-use development with community facilities

Indicative Capacity: Approximately 34 residential units

Development here should:

- Maintain the set back build line that characterises Stamford Hill with the with the provision of new public square at the front of the development
- Have a form and style that respects the setting of the Large Victorian Villa building present on site. A building line following the Victorian Villa will need to be reinstated.
- Place any height near the railway line
- Connect in a positive manner with the Morrisons site next door

Opportunities:

- Set back building line can introduce successful public realm and play opportunities along Stamford Hill boulevard and the inclusion of new public square at the front of the development
- Connections with the Morrisons site next door though public realm routes

Development context



Site analysis

- The garage and petrol station have potential for redevelopment, but the large Victorian Villa, set back from the road, is one of the few examples of this type of buildings surviving in the area and should be maintained and refurbished.
- The surrounding context is varied in scale. Next to the site there is an eight storey residential tower block.
- Scope for new development to the rear is more limited as this is railway land harbouring the railway that leads from Stoke Newington to Stamford Hill.

SHAAP 09 – Lincoln Court Infill Sites, 115–135 Bethune Road, N16 5DZ, N16 5EB, N16 5EA



Site Plan



Site View

Ward: Woodberry Down

Ownership: Public (London Borough of Hackney)

Area in Hectares: 1.2

Existing use: Three towers, 16 storeys high with 198 homes, garages at ground floor and large play decks above at first floor level; three communal gardens

Planning Considerations:

- Local Plan 2033 Policy PP4 Stamford Hill
- LP34 Stoke Newington, Stamford Hill and Finsbury Park
- LP47 (Biodiversity and Sites of Importance for Nature Conservation)
- The setting of Stoke Newington Reservoirs Conservation Area
- PTAL 2–3

How was the site identified? Site identified by the Council

Timescale: Short Term

Policy SHAAP 09

Allocation: Residential development with community facility

Indicative Capacity: Approximately 86 residential units

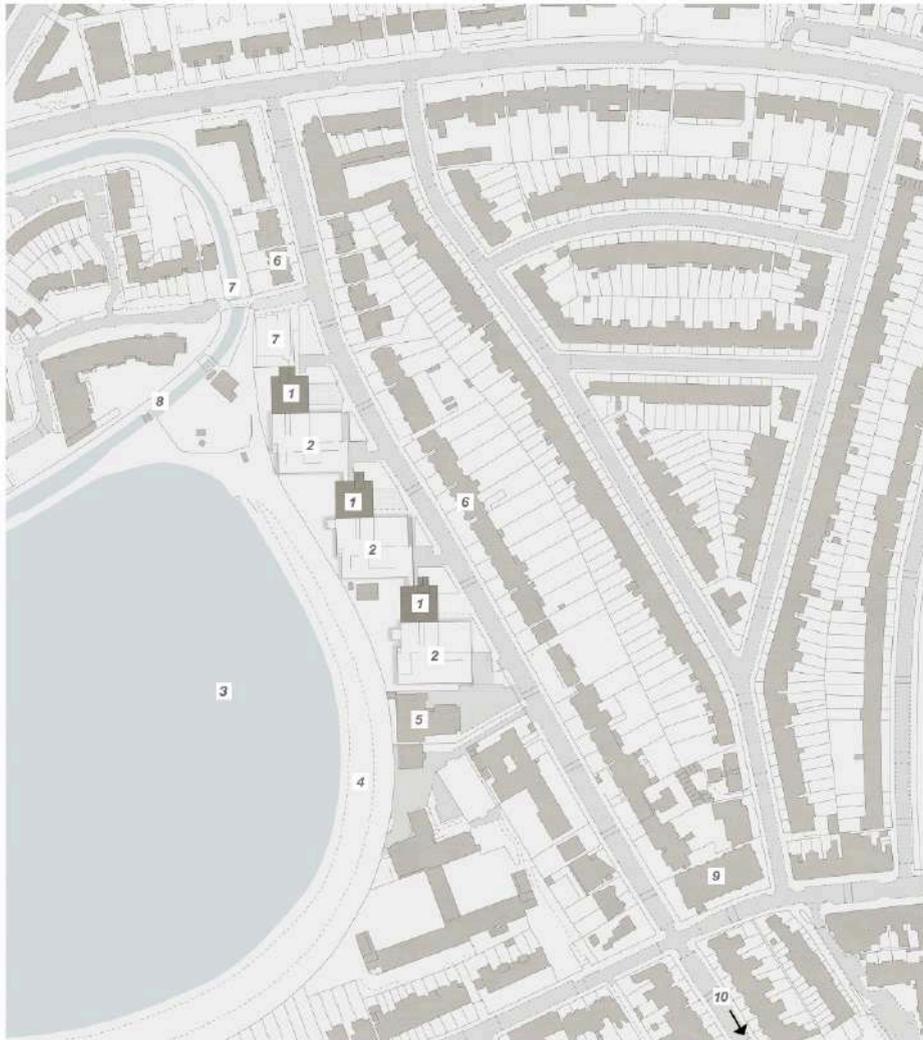
Development here should:

- Relate to the context of both towers and the terraced houses.
- Reinststate the appearance of the street that characterised Bethune Road before its post war redevelopment.
- Allow for new buildings of medium size and height (5–7 storeys); a middle ground between the tower height and the neighbouring terraced houses.
- Integrate new housing with the existing towers, by making use of under tower spaces, garages and play decks.
- Maintain sightlines to play spaces to allow for passive surveillance and keep children safe.
- Enhance communal gardens by increasing connection between these spaces and allowing for areas for different activities and for residents of all ages.
- Reinforce connection with the wetlands and help preserve its biodiversity.
- Preserve and enhance views to the reservoir.
- Better integrate the existing community hall, by improving access from the street and visibility.

Opportunities:

- Highlight the connection to the reservoir whilst maintaining privacy for residents
- Make improvements to the existing ground level facilities for residents, including recycling and refuse, lobbies and cycle parking.
- Positioning new blocks along Bethune Road would maximise the amount of open space in the communal gardens at the back.
- Improvements to the community hall such as direct access and visibility from the street and adding a roof terrace to make use of the views of the reservoir.
- Create new building forms that respond to the context through covered entrances 'porticos' on the street side, inset balconies that do not stick out, green roofs and a well designed landscape proposition.
- Integrating new housing into the existing community to provide much-needed council homes.
- Provide well designed and surveilled playspaces.

Development Context



KEY

- | | |
|------------------------|--------------------------------------|
| 1 Lincoln Court Towers | 5 Synagogue |
| 2 Podium Decks | 6 Terraced Houses along Bethune Road |
| 3 Reservoir | 7 Secret Garden |
| 4 Woodberry Wetlands | |

Site analysis

- The site is located just outside the setting of the Stoke Newington Reservoirs Conservation Area. The site benefits from direct views to the natural setting of the East Reservoir located to the west.
- The Lincoln Court Estate, originally built in 1969 by architects Howes, Jackman and Partners, is composed of three towers each 16 storeys high. The towers house 198

homes and are stitched together by three concrete structures comprising garages at ground floor and large play decks above at first floor level. There are three

- Communal gardens behind the play decks next to the reservoir and a secret garden with a small play area is located to the north of the site.
- The existing garages are in poor condition and no longer suited to modern parking requirements, and the play decks don't make the best use of the space available.
- At the east of the site, along Bethune Road the surrounding context is characterised by 2 storey Edwardian Terrace houses.
- Pre-war Bethune Road from the 1800's was characterised by a continuous line of terraced houses on either side of the street.

STAMFORD HILL BUS GARAGE - Rookwood Rd, London N16 6SS- POTENTIAL FUTURE DEVELOPMENT OPPORTUNITY



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. However there may be potential to develop the site in the longer term as part of mixed use development retaining an element of transport infrastructure there.

The AAP must explore all options to maximise growth to meet the needs of residents and businesses, as well as meeting the needs for strategic transport infrastructure. 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 site is a former tram depot, built between 1905 and 1907 by the London Council Council and survives largely intact. The Council have identified the site as a Non-Designated Heritage Asset and therefore any future development opportunities should be heritage led. Option studies for the site should be directly informed by a full heritage assessment of the site to ensure that the significance of the site is understood and appropriately responded to.

Future proposals for the site should also respect the setting of the nearby Grade II* listed Church of the Good Shepherd and Grade II listed Egerton Road Synagogue.

6. Implementation Strategy

The Council will deliver and monitor the implementation of the Stamford Hill Area Action Plan's vision, objectives and policies. 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 and support the delivery of sites allocated in the AAP, through proactive development management services;
- Make appropriate use of developer contributions (planning obligations and the Community Infrastructure Levy);
- Take account of issues of development viability and contingency;
- Follow through wider actions, identified in the Stamford Hill Implementation Framework, to support the effective implementation of the AAP
- Monitor implementation of the actions and the impact of development decisions

Development Management

The primary 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 the LB Hackney is the statutory local planning authority, with the power to determine planning applications and enforce the implementation of policies and decisions. Major applications are also subject to the London 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 the AAP's vision, objectives and policies (including site allocations). The development management process provides an opportunity to manage the form that development takes in Stamford Hill, in relation to its location, scale, design, appearance, and land use. In this regard, pre-application discussions are an important tool. The Council will also take account of any supplementary planning documents and guidance when determining planning applications, including the [Draft] Stamford Hill Design Guide.

Developer Contributions

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. 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 (or any successor funding mechanisms).

Viability

The Council commissioned a viability study to ensure that the policies and site allocations identified in Part 4 and 5, respectively, are deliverable and this tested requirements for developer contributions. All site guidance is subject to viability and detailed consideration of design and amenity impacts as reflected in Local Plan and AAP policies. Viability will be taken into account in line with policies in LP33.

Table 2: Implementation Framework

Ref	Key Action	Lead Agency	Partners	Timeframe
A1	Enabling implementation and delivery of the site allocations to ensure a coordinated approach is achieved.	Hackney Council Planning	Landowners and developers, infrastructure providers, the Greater London Authority Transport for London	Short to Medium Term Year 1–15 AAP implementation
A2	Track the progress of the delivery of Public realm projects (PR01 to PR06 as detailed in Appendix 1) and including securing funding to enable this through the Local Implementation Plan and where appropriate developer contributions.	Hackney Council Street Scene	Transport for London	Short to Medium Term Year 1–10 AAP implementation
A3	Provide a strategy to enhance the vitality of Stamford Hill Town Centre and integrate this into a wider economic development plan.	Hackney Council Regeneration	Transport for London	Short Term Year 1–5 AAP implementation

Ref	Key Action	Lead Agency	Partners	Timeframe
A4	Continue to work with Transport for London to seek improvements to the local bus network and help improve local bus services.	Hackney Council Street Scene	Transport for London	Ongoing Year 1–15 AAP implementation
A5	Seek enhanced frequencies to train services in the area, including accessibility improvements. All the stations within the AAP area would benefit from accessibility improvements and step free access.	Hackney Council Street Scene	Transport for London	Ongoing Year 1–15 AAP implementation
A6	Monitor the proposals and development of the Stamford Hill Bus Garage and engage with partners to ensure it supports AAP objectives	Hackney Council Street Scene	Transport for London	Medium to Long Term Year 1–10 AAP implementation
A7	Enhance Green Infrastructure links and Stamford Hill Nature Recovery Area	Hackney Council Leisure Parks & Green Spaces	Hackney Biodiversity Partnership	Ongoing Year 1–15 AAP implementation

Monitoring

In addition to monitoring the implementation of the Action Plan, 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 AAP and the Stamford Hill Design Guide SPD 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 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).

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

8. 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.

Affordable Housing – Social Rent/London Affordable Rent and Intermediate products such as Hackney/London Living Rent or Affordable Home Ownership products like shared ownership, 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.

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 housing/units – Family Units consist of accommodation suitable for households including children, consisting of three or more bedrooms and normally including private garden space.

Floorspace – 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 to 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.

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.

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 m².

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.

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.

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 obligations (s.106) – Planning obligations, also known as section 106, 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.

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.

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.

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.

School Streets – This is the Council's pioneering programme to transform roads outside schools, so that pedestrians and cyclists are prioritised at school start and finish times. The schemes tackle congestion and improve air quality at the school gates, making it easier and safer to walk and cycle to school. They create a more pleasant environment for everyone, while making sure residents, businesses, pedestrians and cyclists can still use the road.

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) – Used interchangeably with SPD above.

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 – The UGF is a method for expressing the quality, function and quantity of urban greening proposed as part of an application. By setting a minimum target, it aims to ensure that urban greening is a fundamental element of site and building design. The new London Plan indicates that urban greening should be a fundamental element of site and building design and delivered on site, as part of a proposed development. Consequently, the new Hackney Local Plan includes a policy requirement for major residential developments to achieve an Urban Greening Factor Score (UGF) of at least 0.4; and for mixed-use or commercial developments to achieve a score of 0.3.

Use Class/Use Class Order – 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. The Use Classes Order can be viewed at the Planning Portal website.

Appendix 1: Public Realm Projects

The Council's ambition is to ensure that motor traffic is managed at appropriate levels across the entire borough and to continue to improve Hackney for walking and cycling, encourage people to spend time in their local area and create quieter, greener, safer and more pleasant neighbourhoods.

Low Emission Zones will have an important role to play in the future. In addition, linked to work on a new Transport Strategy, the council is reassessing its strategy for managing the kerbside on borough controlled roads. This involves reallocating kerbside space currently allocated for general residential car parking to create space dedicated to public electric vehicle charging points, car clubs and cycle parking and cargo bikes, as well as the creation of parklets, tree planting; increasing greening and sustainable urban drainage.

These strategic changes inform the detailed projects described for Stamford Hill and achieving the AAP vision. Implementation of these public realm plans will be the subject of further consultation with residents and businesses and with key stakeholders such as Transport for London.

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.

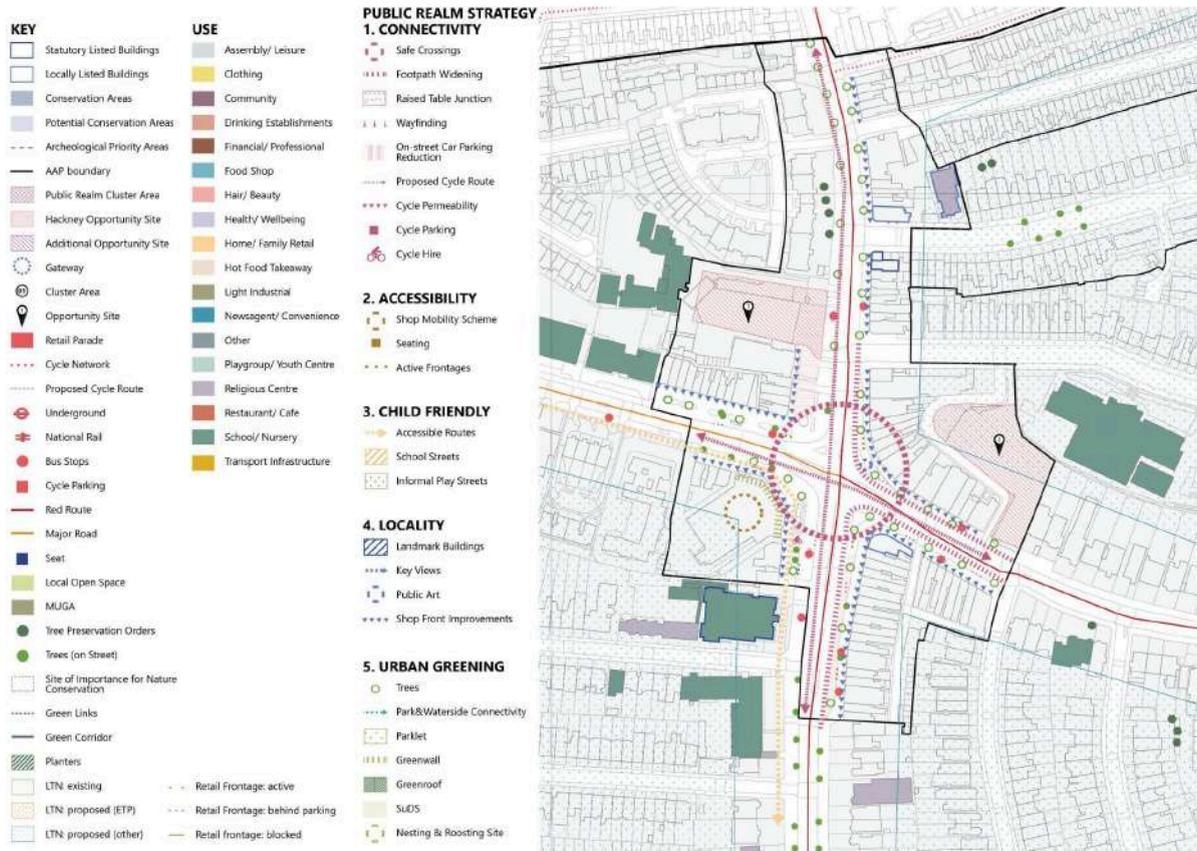
The District Centre has a low level of greening and a lack of street seating for people to rest and relax. The main function of the Broadway is convenience retail with a limited food and beverage offer. While much of the building stock is of good quality, the visual appearance of the high street is marred 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="395 907 919 943">Area 01: Stamford Hill District Centre</p> <ul style="list-style-type: none"> <li data-bbox="448 972 1362 1144">● Narrowing the A10 at the junction approach and making it safer for vulnerable road users and giving maximum priority to buses 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 data-bbox="448 1178 1289 1245">● Safe crossings and footpath widening/carriageway narrowing around the A10 and A107 junction. <li data-bbox="448 1279 1251 1346">● Vehicle access and parking should be removed from shop forecourts. <li data-bbox="448 1379 1091 1413">● Proposed cycle lane along the A10 and A107. <li data-bbox="448 1447 1067 1480">● Additional cycle parking should be provided. <li data-bbox="448 1514 1150 1547">● Provision of a cycle hire scheme on the Broadway. <li data-bbox="448 1581 1283 1648">● Provision of a shopmobility scheme in the Stamford Hill town centre. <li data-bbox="448 1682 1353 1715">● Increase the number of seats and places to rest on the Broadway. <li data-bbox="448 1749 1347 1816">● Remove the public realm clutter to simplify the streets and to maximise the clear footpath width for wheelchairs and pushchairs to pass easily.

- Scope to provide child friendly routes along the Broadway from Stamford Hill station towards Holmleigh Road and the Hillside Children’s Centre.
- Enhance the identity of the Broadway by adding public artwork.
- Shop front and facade improvements.
- Feature green walls on blank facades around the Broadway.

Table PR 1: Public realm improvements for Stamford Hill district centre



Public realm improvements for Stamford Hill District Centre

Area 02: Dunsmure Road

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

The area benefits from the Dunsmure 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.

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

There are traffic issues along Dunsmure 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>Area 02: Dunsmure Road</p> <ul style="list-style-type: none"> ● Crossing improvements are required at the junction between Dunsmure Road, the A10 and Portland Avenue to increase the pedestrian priority at the junction. ● 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. ● Explore, in consultation with residents and businesses, management of on-street car parking and provision of electrical vehicle charging on Dunsmure Road to improve pedestrian accessibility and visibility of retail frontages. ● Identify opportunities for footpath widening by the Dunsmure high street and on Portland Avenue adjacent to the public library, the wide pavements by the Dunsmure Road high street could facilitate small parklets on the four corners. ● 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. ● Providing seating by the retail parade to provide opportunities for people to stop and rest. ● Scope to connect the area to the proposed child friendly routes along the Broadway.

- Enhance the facade of the Stamford Hill Library to increase its presence as a local landmark.
- Extend the tree canopy coverage along the Dunsmure Road further east from East Bank to St Andrew's Church.

Table PR2. Public realm improvements for Dunsmure Road



Public realm improvements for Dunsmure Road

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.

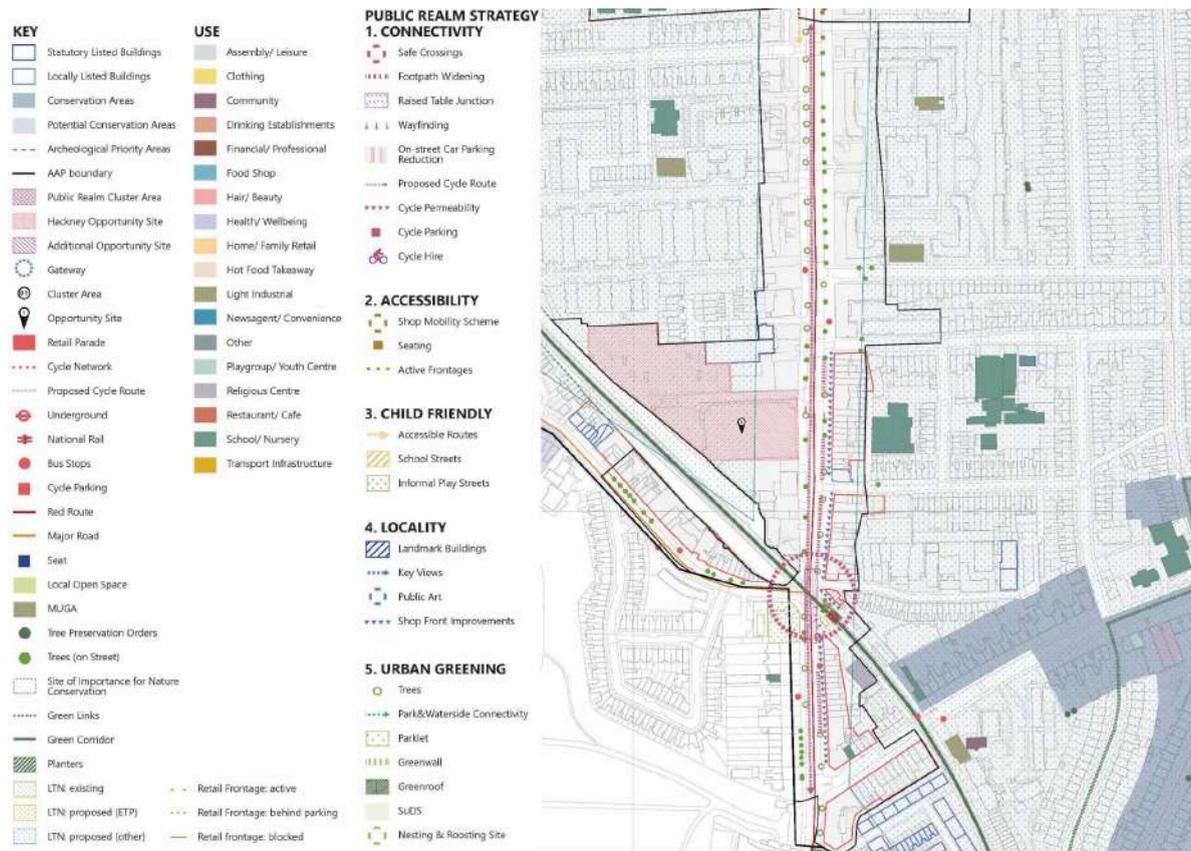
The junction by Stoke Newington Station suffers from traffic congestion. Further south the existing gyratory system creates an unfriendly environment for pedestrians and unsafe environment for cyclists.

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>Area 03: Stamford Hill Boulevard</p> <ul style="list-style-type: none"> ● Redesign the crossing between Manor Road, Belfast Road and the A10, to provide a safer crossing point for pedestrians and cyclists. ● Junction improvements between Stoke Newington Station and Manor Road to slow down vehicle traffic and to emphasise pedestrian safety and priority. ● Improve pedestrian environment on retail forecourts to Manor Road. ● The bus lane further South on the A10 could be extended North to provide a dedicated route for buses and cyclists to the Stamford

	<p>Hill District Centre and should be integrated with changes proposed for PR1.</p> <ul style="list-style-type: none"> ● The signage for Stoke Newington Station could be enhanced to aid wayfinding and contribute to placemaking objectives. ● Improve accessibility and pedestrian and cycle environment and allow for additional space around Stoke Newington Station and bus stops for passengers queuing. ● 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. ● 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. ● Provision of new seating areas along the wide pavements in the area ● 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. ● To investigate the capacity for existing buildings such as Stoke Newington Station to feature green or brown roofs to mitigate local air pollution ● Hugh Gaitskell 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.
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Table 4. Public realm improvements for Stamford Hill Boulevard



Public realm improvements for Stamford Hill Boulevard

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 Lea 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

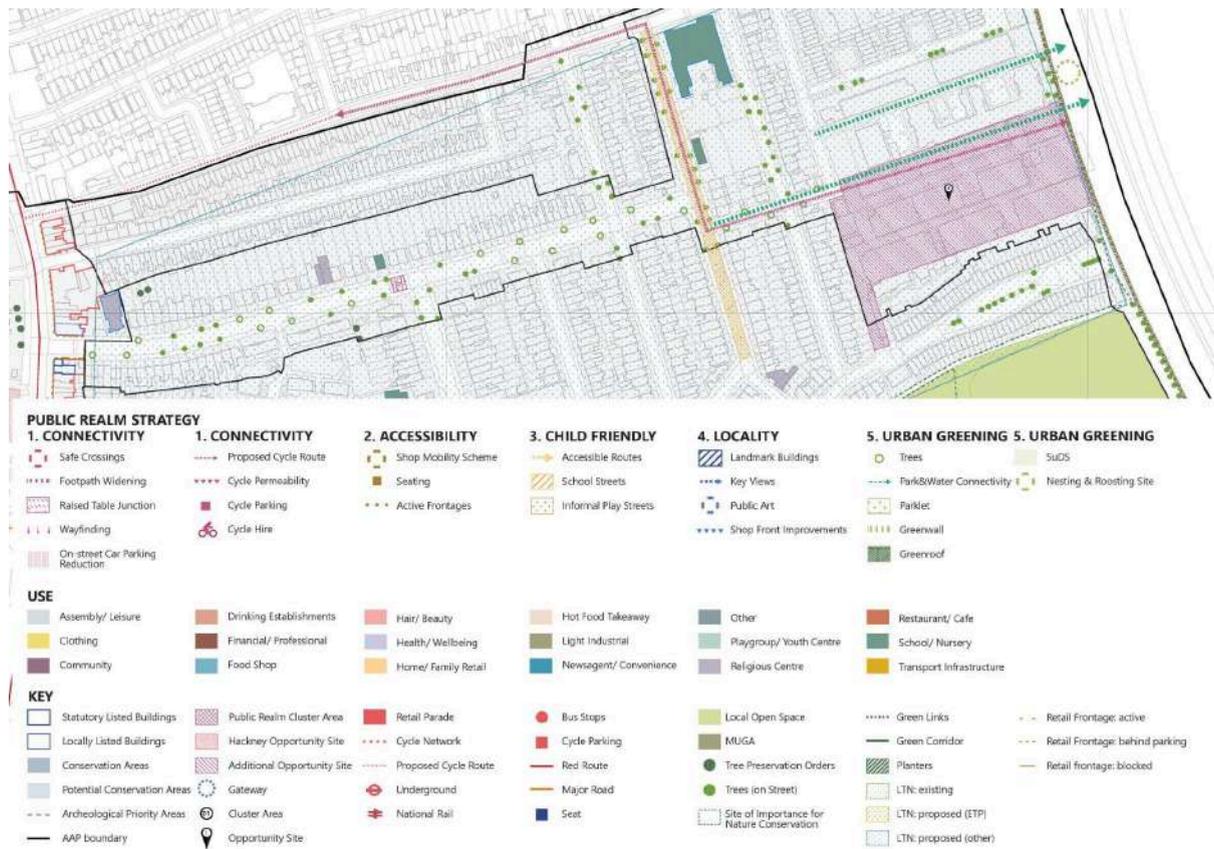
frontages. In addition the towpath is narrow, resulting in a conflict for space between pedestrians and cyclists.

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 data-bbox="395 913 946 943">Area 04: Ravensdale Road to River Lea</p> <ul data-bbox="443 976 1366 1576" style="list-style-type: none"> <li data-bbox="443 976 1366 1115">● To improve the junction, following incorporation of a pedestrian refuge island, on Ravensdale Road as outlined in the Ravensdale Road Pedestrian Accessibility Improvements working with LB Haringey. <li data-bbox="443 1149 1366 1211">● To provide a safe cycle route along Ravensdale Road, connecting to Clapton Common and to the River Lea. <li data-bbox="443 1245 1366 1346">● 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 data-bbox="443 1379 1366 1480">● 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 data-bbox="443 1514 1366 1576">● To provide nesting and roosting sites along the interface with the River Lea to increase the biodiversity of the area.

Table 5. Public Realm Improvements for Ravensdale Road to River Lea



Public Realm Improvements for Ravensdale Road to River Lea

Area 05: Oldhill Street

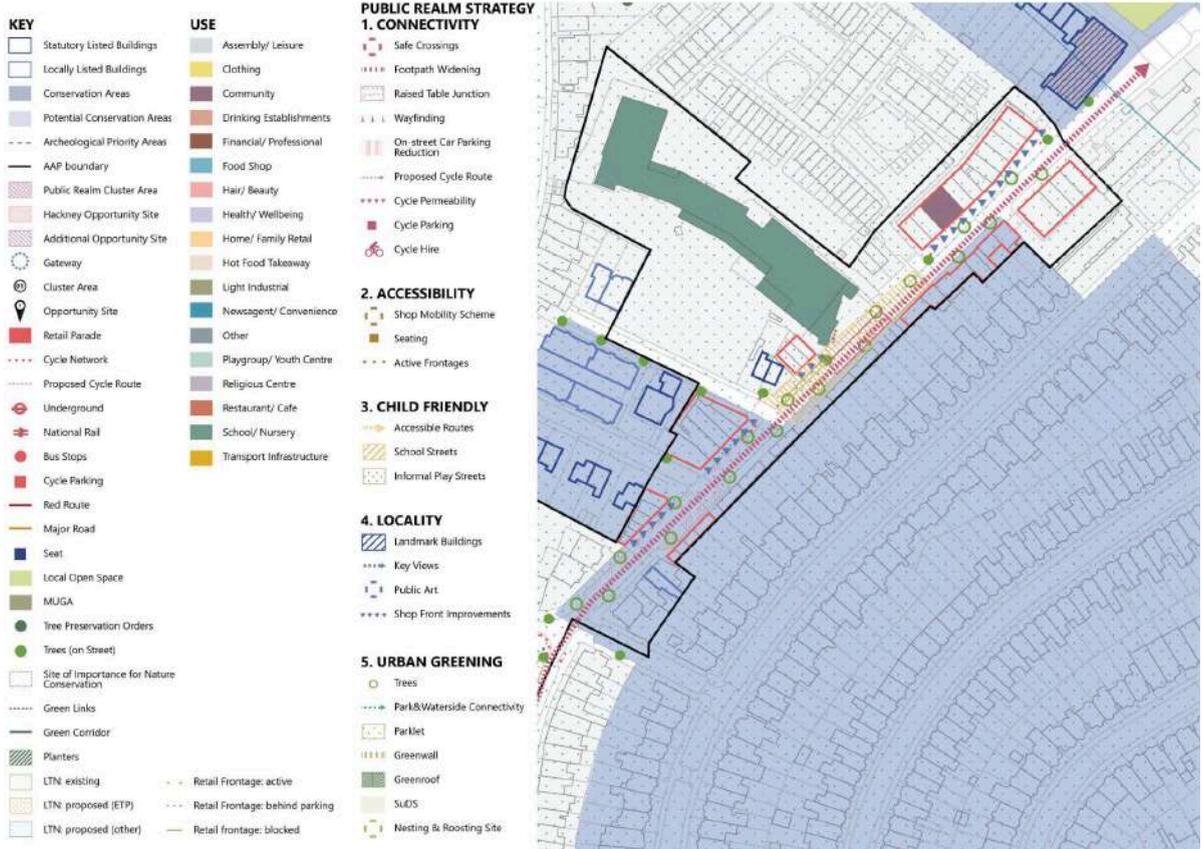
The Oldhill Street cluster area is the neighbourhood shopping centre boundary. The area benefits from the Northworld Cazenove Conservation Area as well as Listed and Locally listed buildings of notable historical value concentrated around Stamford Grove East and West. Recent improvements to the public realm at the Lymouth 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.

Project Reference	Public Realm Improvements for Oldhill Street
PR. 5	<p data-bbox="395 510 708 544">Area 05: Oldhill Street</p> <ul style="list-style-type: none"> <li data-bbox="448 573 1337 645">● Improve junction in front of Oldfield Community School to reduce traffic and to increase the safety of the school crossing. <li data-bbox="448 674 1342 779">● Reduce the dominance of cars parked on streets as they obstruct views to the shopping parade and in some places impinge on the Tyssenwidth of the footway. <li data-bbox="448 808 1342 880">● Provide a safe cycle route connecting Northwold Road to Clapton Common. <li data-bbox="448 909 1342 1014">● A streetscape improvement programme that builds on the intervention at Lynmouth Road would improve the accessibility of Oldhill Street. <li data-bbox="448 1043 1362 1149">● 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 data-bbox="448 1178 1273 1249">● Increase the street tree planting along Oldhill Street towards Clapton Common. <li data-bbox="448 1279 1362 1350">● Introduce a parklet on the parking spaces on Oldhill Street, in front of the health centre on the junction of Lynmouth Road.
Table 6. Public Realm Improvements for Oldhill Street	



Public Realm Improvements for Oldhill Street