



# Dalston Quarter Development Principles

## Public Consultation

February 2017

## What is this public consultation about?

Hackney Council is gathering views from residents, businesses and community groups on the principles which could shape the development of the Dalston Quarter.

The Dalston Quarter refers to a group of Council owned buildings in the area around Ashwin Street and parts of Dalston Lane (see enclosed map) and forms part of Dalston Town Centre. Dalston Town Centre is undergoing rapid change, and there is potential for the creative and cultural benefits of the Council-led Dalston Quarter to help shape the development of privately owned sites in and around the wider town centre – which will include longer term challenges from the future arrival of Crossrail 2.

The Council values the special character of the Dalston Quarter as a centre for business, employment and recreation, and is exploring how it can best use the sites it owns in the area to help ensure this is maintained on a more permanent basis.

This will include introducing new development designed to enhance its already distinct character and ensure the delivery of cultural/creative and employment floorspace that might not otherwise come forward if the sites were developed as part of a private led development without the Council's involvement. In addition, the new development would help to secure the refurbishment and longevity of existing buildings of heritage value, and assist in providing greater certainty to existing temporary uses that build on the successes of the area.

This document sets out some draft development principles for the Dalston Quarter for you to comment on and help shape its future. These principles, once agreed, would form the basis for any future development proposals, which will also be consulted on at an early draft stage.

For clarification, the recent consultation on the Dalston Lane West Conservation Area Extension is part of a separate consultation. If you wish to find out more about the Conservation Area then it can be found by visiting [consultation.hackney.gov.uk](http://consultation.hackney.gov.uk)

## What has happened so far?

In 2013, the Council adopted an Area Action Plan for Dalston. An Area Action Plan (AAP) is a

planning document which forms the framework for coordinating development and promoting good urban design in an area.

The Dalston AAP designates a 'community/cultural and creative quarter' around Ashwin Street/Dalston Lane, where community, cultural and creative uses will be supported and developed through part refurbishment and part development of Council owned sites. The aim is to create an exciting area consisting of a range of community and creative uses as well as public spaces as part of a balanced approach to land use across the wider town centre. These uses have the potential to generate business and employment opportunities and enhance the appeal of the area as a place to visit.

The AAP designates a new Public Open Space, known as the 'Eastern Curve Public Realm', the gateway to which is currently occupied by a managed community garden, the majority of which is on privately owned land. The designated space stretches from the Peace Mural on Dalston Lane, alongside what is currently a car park, to where it rejoins Dalston Lane.

This Public Open Space would include much needed green space in Dalston as well as making it easier to walk through the area. The extended open space could consist of a series of inter-linked spaces of different character that could include areas of green space.

Since the AAP was completed and to help inform how the various different sites can evolve, the Council has completed some evidence base studies. These include heritage, structural and contamination surveys which can be viewed online on the Dalston Quarter website at [hackney.gov.uk/dalston-aap](http://hackney.gov.uk/dalston-aap). The key findings from these studies are summarised below.

Also on line you can read a document prepared by some of the existing organisations based in the Dalston Quarter, which highlights their contribution and social value to the area.

## The Sites

The enclosed map shows the four main sites that could be improved, which include:

- Site 1: Dalston Lane South;
- Site 2: Ashwin Street West;
- Site 3: Ashwin Street East; and
- Site 4: Abbott Street.

## Site 1 – Dalston Lane South

Site 1 comprises a former housing terrace at Nos 16-22 Dalston Lane, No. 62 Beechwood Road (to the rear of Nos. 16 Dalston Lane), and the former CLR James Library building at Nos. 24-30 Dalston Lane. The site currently accommodates a variety of retail, café, and third sector uses. The key findings from the studies are:

- **Heritage Survey:** The former housing terrace at Nos. 16-22 Dalston Lane is historically valuable; No 62 Beechwood Road and the former James CLR Library is considered to be of low historical value.
- **Structural Survey:** The terrace at Nos. 16-22 Dalston Lane is in fair condition; No 62 Beechwood Road and the former library buildings are in poor condition.
- **Contamination Survey:** the level of contamination is considered normal for sites such as this which have been previously developed.

## Site 2 – Ashwin Street West

Site 2 comprises a largely vacant site at Nos. 1-7 Ashwin Street, although there is currently some rehearsal space on site. The key findings from the studies are:

- **Heritage Survey:** Any redevelopment of this site will need to respect the setting of surrounding buildings which may have heritage value.
- **Structural Survey:** A structural survey was not carried out because the site is largely vacant.
- **Contamination Survey:** the level of contamination is considered normal for sites such as this which have been previously developed. If soft landscaping forms any part of the redevelopment, measures must be put in place to prevent risk to human health.

## Site 3 – Ashwin Street East

Site 3 comprises a largely vacant site at Nos. 2-8 Ashwin Street and buildings at Nos. 10-16 Ashwin Street. The site currently accommodates artist studio/workspace at Nos. 10-16 Ashwin Street and a sustainable technology training facility and a managed community facility on Nos. 2-8 Ashwin

Street. The key findings from the studies are:

- **Heritage Survey:** Any redevelopment of Nos. 2-8 Ashwin Street will need to respect the setting of surrounding buildings which may have heritage value. The frontage of Nos. 10-16 Ashwin Street is of historical value whilst the blocks to the rear are of lower historical value.
- **Structural Survey:** A structural survey was not carried out at Nos. 2-8 Ashwin Street because the site is largely vacant. The building at Nos. 10-16 Ashwin Street is in poor condition.
- **Contamination Survey:** the level of contamination is considered normal for sites such as this which have been previously developed. If soft landscaping forms any part of the redevelopment, measures must be put in place to prevent risk to human health.

## Site 4 – Abbott Street

Site 4 comprises a largely vacant site at Abbott Street, which currently accommodates a number of start-up businesses. The key findings from the studies are:

- **Heritage Survey:** Any redevelopment of this site will need to respect the setting of surrounding buildings which may have heritage value.
- **Structural Survey:** a structural survey was not carried out because the site is vacant.
- **Contamination Survey:** the level of contamination is considered normal for sites such as this which have been previously developed. If soft landscaping forms any part of the redevelopment, measures must be put in place to prevent risk to human health.

## What are the draft Development Principles?

The proposed draft Development Principles are as follows:

### **Draft Principle 1: Recognition of past and present to shape the future:**

- (a) The contribution and role of existing organisations to the Quarter will be recognised alongside opportunities for their

future growth and their involvement in taking the project forward;

- (b) Existing buildings with heritage significance will sought to be retained or refurbished where possible alongside new buildings of exemplar and high quality design to enhance the area's vibrant character and celebrate Dalston's diversity (including the Terrace on the south side of Dalston Lane at Nos. 16-22 Dalston Lane).

### **Draft Principle 2:**

**Provide a diverse range of uses which work together to foster networking, collaboration and the creation of cutting edge products and services:**

- (a) Provision of a range of improved, flexible floorspace to support creative/cultural and community businesses that will complement the existing Quarter's assets and promote employment opportunities. Employment floorspace may range from 'desk-space' to 'move-on space' for a variety of different sectors, including the provision of some affordable floorspace for charities and social organisations, local professional services, creative tech businesses, for makers and the creative arts;
- (b) Improved retail floorspace with a range of unit sizes that could support an independent retail offer helping to maintain Dalston Town Centre's distinct character and appeal, complementing and reinforcing the town centre's reputation as home to an innovative and enterprising community;
- (c) The design for non-residential space could take pointers from Dalston's creative and light industrial heritage. From the materials used in construction through the design process to the provision of space which helps break down the barriers of planning use classes to provide truly shared space which meets the needs of different uses and of a range of business activities. This could include components such as higher ceiling heights, mezzanines floors where possible; shared service areas, entrances and receptions;
- (d) The introduction of a range of residential development types could also be included.

This would offer the potential for affordable and low cost ownership housing through the Council's involvement, as well as homes for market sale to help pay for the delivery of community and cultural floorspace.

### **Draft Principle 3:**

**Re-enforce a public realm befitting the 'Dalston Quarter':**

- (a) Facilitate high quality buildings with active frontages and a set of enhancements to Ashwin Street to encourage 'shared space', 'spill out spaces' and pedestrian spaces along the street further defining this unique and vibrant space and strengthening Ashwin Street's reputation as an arts led cultural destination;
- (b) Sites with an eastern frontage onto the Eastern Curve Public Realm could potentially include active frontages onto the space which may include areas of publicly accessible green space, including potential for some continued use as a community garden and the creation of complementary urban spaces that enhance the green spaces and create a green lung in the heart of Dalston.

## **How to have your say**

Your views are important to us and will help shape our decision making. You can have your say by:

- Returning the enclosed questionnaire by **17 April 2017** to: **FREEPOST HACKNEY GROWTH DELIVERY TEAM**
- Calling **020 8356 1318** and talking to a Planning Officer
- Emailing any comments to **deliveryteam@hackney.gov.uk**
- Visiting **hackney.gov.uk/dalston-app** and completing the questionnaire online.

## **What happens next?**

Once responses have been received and analysed, these will be used to further inform the Development Principles. Any decision on how to proceed following this consultation will require a decision by the Council's Cabinet and you will be consulted again on any future proposals for development when they are at a draft stag

# Questionnaire

1. Do you support Draft Principle 1, as set out in the public consultation document, which relates to the recognition of past and present to shape the future?

- Support
- Neither support or oppose
- Do not support

Please state your reason(s) in this box

2. Do you support Draft Principle 2, as set out in the public consultation document, which relates to providing a diverse range of uses which work together to foster networking, collaboration and the creation of cutting edge products and services?

- Support
- Neither support or oppose
- Do not support

Please state your reason(s) in this box

3. Do you support Draft Principle 3, as set out in the public consultation document, which relates to re-enforcing a public realm befitting Dalston Quarter?

- Support
- Neither support or oppose
- Do not support

Please state your reason(s) in this box

4. Do you have any general comments about the Dalston Quarter?

Please include your comments in this box

## About you:

So we can best understand our service users and residents please complete this optional About You section. No information will be shared with a third party and is used under the strict controls of the 1998 Data Protection Act.

### Gender:

- Male
- Female

If you prefer to use your own term please provide this here:

Is your gender identity different to the sex you were assumed to be at birth?

- Yes it's different
- No it's the same

### Age: What is your age group?

- Under 16
- 16-17
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65-84
- 85+

**Disability:** Are your day-to-day activities limited because of a health problem or disability which has lasted, or expected to last, at least 12 months?

- Yes
- No

**Caring responsibilities:** A carer is someone who spends a significant proportion of their time providing unpaid support to a family member, partner or friend who is ill, frail, disabled or has mental health or substance misuse problems.

Do you regularly provide unpaid support caring for someone?

- Yes  No

**Ethnicity:** Are you...

- Asian or Asian British  
 Black or Black British  
 Mixed background  
 White or White British  
 Other ethnic group

Other (please state if you wish):

**Sexual orientation:** Are you...

- Bisexual  Lesbian or Gay woman  
 Gay man  Heterosexual

Other (please state if you wish):

**Religion or belief:** Are you or do you have...

- Atheist/ no religious belief  Jewish  
 Buddhist  Muslim  
 Charedi  Secular beliefs  
 Christian  Sikh  
 Hindu

Other (please state if you wish):

*Thank you for taking the time to complete this survey your feedback is important to us.*

## Information



For further information on these principles, please contact the **Delivery Team** by calling **020 8356 1318** or email **deliveryteam@hackney.gov.uk**

If you would like to find out what this document says please tick the appropriate box, put your name, address and phone number at the bottom of this page and return it to the address below.

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Si vous desrez connaître le contenu de ce document, veuillez cocher la case appropriée et indiquer votre nom, adresse et numéro de téléphone au bas de cette page et la renvoyer à l'adresse indiquée ci-dessous. (French)

Ger hui dan wazun bu zhanxin ku ey dokumentu qid bibe, ji kenema xwo qut ka ni nasio isaret bikin. Nav, navn'isan i neqmara telefona xwe u, bre n'ipe! b'ni'is n'iweli p'nav'isana j'erin na bi q'iam i'ka'ra'ishy.

Jesi chcesz dowiedz ac sie, jaka jest tresc tego dokumentu, zaznacz odpowiednie pole, wpisz swoje nazwisko, adres i nr telefonu w dolnej czesci niniejszej strony i przeslij na ponizszy adres. (Polish)

Hadii aad jecelaaan lahayd in aad ogaada waxa dokumentu gani sheegayo fadlan calaamadii gacsi ku haddo, ku doo magacaaga qorwaaanka iyo ne aalaha amarkaaga hoggan i fanka iska hoose ka dibna ku ne qorwaaanka hore. (Somali)

Si desés saber de lo que trata este documento marque la casilla correspondiente, escriba su nombre, dirección y número de teléfono al final de esta página y envíela a la siguiente dirección. (Spanish)

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