



# St Mary's Lodge

## Draft Planning Brief for Consultation

Supplementary Planning Document  
July 2017



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# 1. Introduction

- 1.1 This Planning Brief aims to help shape the appropriate redevelopment of St Mary's Lodge at 73 Lordship Road and the wider site which incorporates 69 and 71 Lordship Road. The Brief will set out the key policy considerations and design guidelines for the redevelopment of the site.
- 1.2 The Council expects that redevelopment of the site will be for a community use or a community-led mixed use scheme, in line with the adopted Site Allocations Local Plan (2016). Any residential development on the site should prioritise family-sized accommodation as there is demand for large family-sized homes in this location. Any planning application on this site must be informed by the details of this Planning Brief.
- 1.3 Two options for redevelopment are put forward:
  - Development of the St Mary's Lodge, 73 Lordship Road only, **or**
  - Comprehensive redevelopment of the entire site, incorporating the three separate parcels of land 69-73 Lordship Road.
- 1.4 The Planning Brief will be subject to public consultation in September 2017 and the final brief will be further considered by Cabinet for adoption as a Supplementary Planning Document.
- 1.5 Once adopted, the Planning Brief will be a material consideration in the determination of any planning application on this site.

## Objectives

- 1.5 The objectives of the Brief are:
  - To preserve and restore the St Mary's Lodge building
  - To promote the redevelopment of St Mary's Lodge and the wider site
  - To bring the Lodge and wider site back into community use, with potential also for residential development
  - To ensure an efficient use of land and maximise development potential
  - To set out the local plan policies that must be adhered to



Figure 1. Location Map

## 2. Site Information

- 2.1 The site as a whole comprises three separate addresses:
- St Mary's Lodge, 73 Lordship Road, London, N16 0QX (**land parcel A**)
  - Car park, 71 Lordship Road, London, N16 0QX (**land parcel B**)
  - Synagogue, 69 Lordship Road, London, N16 0QX (**land parcel B**)
- 2.2 The site is within the Clissold Ward of Hackney borough. The area of the St Mary's Lodge site is 0.14 hectares; the area of the wider site is 0.36 hectares.



- 2.3 Formal designations on the site include:
- St. Mary's Lodge is a locally listed building
  - Located in the Lordship Park Conservation Area
  - Public Transport Accessibility Level (PTAL) 2
  - Brownswood & Manor House Controlled Parking Zone (CPZ).
  - Critical Drainage Area
- Figure 2. Site Map**

### Site ownership

- 2.4 The site is currently under two separate private ownerships. The Synagogue at 69 Lordship Road and the carpark at 71 Lordship Road – land parcel B - are under the same ownership while St Mary's Lodge at 73 Lordship Road – land parcel A - is under separate private ownership.
- 2.5 St Mary's Lodge was sold by the Council in 2002 to the owners of the adjacent synagogue. In 2012 it was sold on again to the current owners.

### Covenants

- 2.5 Although covenants do not form a material planning consideration, they are of importance to the delivery of development on site. When the Council sold the St Mary's Lodge site in 2002 a covenant was attached to the sale stating that the property must only be used for 'community uses and / or for the provision of education'. When the property was sold on in 2012 a further covenant was attached stating that the property must be used for 'the provision of Orthodox Jewish Educational Community Social or Residential Use'.
- 2.6 There is a similar covenant on 69 and 71 Lordship Road, although with flexibility to include residential accommodation.

### Historical context

- 2.7** St Mary's Lodge was built circa 1843 by John Young (1797-1877) as his family home. John Young was a contemporaneously well-known and prolific Victorian architect and served for 25 years as the East District Surveyor for the City of London. St Mary's Lodge is one of the earliest houses built along Lordship Road and represents the final stages of rural life when the village of Stoke Newington was surrounded by fields and Saint Mary's Lodge was a country house characterised by a substantial garden.
- 2.8** The building remained a family home until sold to the London County Council in 1959, when it became a home for unmarried mothers. It passed through Greater London and Hackney Council ownership in this use. The home is believed to have closed in the mid-1990s and the building was sold in 2002 to a local community organisation. There was a serious fire in August 2005 and the building has since been in a state of disrepair.
- 2.9** St Mary's Lodge is described as a pleasing example of late Georgian architecture in the Lordship Road Conservation Area appraisal. It is considered to make a significant contribution to the character and appearance of Lordship Road Conservation Area.

### Current status of St Mary's Lodge

- 2.10** There was a serious fire in St Mary's Lodge in August 2005. The building is now roofless and missing almost the entire rear elevation. Building elements, including the roof, the first floor and internal walls to the ground and first floor have collapsed into the building, which is in an advanced state of disrepair. The building itself is classified as a Dangerous Structure but the building remains stable. Expedient redevelopment is required to avoid any further deterioration of the building.

### Planning history

- 2.11** Relevant applications across the three land parcels 69-73 Lordship Road are summarised in Appendix A.

### Current Planning Status

- 2.12** There are on-going pre-application discussions on St Mary's Lodge, the Torah Etz Chaim Synagogue and the car park.

## 3. Planning Policy Context

- 3.1** This section sets out the planning policies and other material considerations that must be taken into account in any development proposal on the site. The Planning Brief does not introduce any new policies but provides guidance on the implementation of existing policies.

### Development Plan Documents

#### Hackney Core Strategy (2010)

| Policy No. | Policy Name                   | Description  |
|------------|-------------------------------|--|
| 6          | <b>Transport and Land Use</b> | The Council encourages patterns and forms of development that reduce the need to travel by car.  |
| 9          | <b>Investing in education</b> | The Council will work with educational providers to ensure young people in Hackney have access to a high quality education and learning environment.   |
| 19         | <b>Housing Growth</b>         | The Council seeks to ensure that proposals for new residential development incorporate a mix of dwelling types and sizes that reflect and respond to Hackney's current and future housing needs. |

| Policy No. | Policy Name  | Description   |
|------------|--|---|
| 20         | <b>Affordable housing</b>  | On-site affordable housing will be sought on all developments comprising 10 residential units or more. The borough-wide target is for 50% of all units to be affordable subject to site characteristics, location and overall scheme viability with a tenure split of 60% social rented and 40% Intermediate. |
| 24         | <b>Design</b>  | All development should seek to enrich and enhance Hackney's built environment and create a sense of place and local distinctiveness that is attractive and accessible.  |
| 25         | <b>Historic Environment</b>                                      | All development should make a positive contribution to the character of Hackney's historic and built environment.   |
| 27         | <b>Biodiversity</b>  | Development will be encouraged to include measures that contribute to the borough's natural environment and biodiversity.   |
| 29         | <b>Resource Efficiency and Reducing Carbon Dioxide Emissions</b> | Mitigation and adaption measures to reduce carbon dioxide emissions from buildings should be included in development proposals.   |
| 33         | <b>Promoting Sustainable Transport</b>                           | Travel plans will be required for all major development schemes. Car parking will be controlled in line with the London Plan and the local parking standards.   |

## Hackney Development Management Local Plan (DMLP) (2015)

| Policy No. | Policy Name   | Description  |
|------------|---|--|
| DM1        | <b>High Quality Design</b>                                      | All developments must be of a high quality design.   |
| DM2        | <b>Development and Amenity</b>                                  | Development proposals should be appropriate to their location and should be designed to ensure that they will not result in adverse impacts on the amenity of occupiers and neighbours. The individual and cumulative impacts of development proposals on amenity will be considered. The merits of development proposals will be balanced against the impact on amenity.  |
| DM4        | <b>Community Infrastructure Levy and Planning Contributions</b> | Development must comply with the Council's and the Mayor of London's CIL Charging Schedule. Planning contributions will be required, subject to viability, to mitigate the site specific impacts of development.   |
| DM5        | <b>Protection and delivery of community facilities</b>          | The Council will protect existing social and community facilities by resisting their loss, unless a replacement facility that meets the needs of the community is provided, or the community facility is no longer required in its current use and it has been demonstrated that it is not suitable for any other community use. Proposals for new and extended social and community facilities will be supported. |
| DM19       | <b>General approach to new housing development</b>              | There is a general presumption in favour of housing, particularly affordable housing (including social/affordable rented and intermediate housing) to meet identified housing need in the Borough.   |
| DM21       | <b>Affordable housing delivery</b>                              | On-site provision of affordable housing is required for all developments comprising 10 or more residential units or with a site area of more than 1000sqm.   |
| DM22       | <b>Homes of different sizes</b>                                 | Residential proposals should provide a mix of dwelling sizes comprising one third three-beds and a higher proportion of two-beds than one-beds, dependent on the scheme and viability.   |
| DM26       | <b>Shared and supported housing</b>                             | Any loss of shared or supported housing floorspace will be resisted unless adequate replacement facilities are provided or it can be demonstrated that the existing facility is no longer required.  |

| Policy No. | Policy Name   | Description   |
|------------|---|---|
| DM28       | <b>Managing the historic environment</b>                        | Development in or adjacent to the Borough's Conservation Areas shall preserve or enhance the character and appearance of the Area. Development proposals should not be detrimental to the appearance and character of locally listed and designated assets.   |
| DM31       | <b>Open Space and Living Roofs</b>                              | Development proposals containing 10 or more residential units will be expected to provide 10sqm per person of communal amenity open space. The layout and arrangement of open space. The layout and arrangement of open space must be of high quality and functionality and must be incorporated into the design of a scheme from the outset. It should be publicly accessible where possible.  |
| DM35       | <b>Landscaping and tree management</b>                          | Proposals for development will seek to retain trees considered to be of amenity value. Landscaping plans should include environmentally appropriate planting for the specific location, demonstrate appropriate sustainable irrigation plans and should ensure that planting design does not impact negatively on the structure of nearby buildings or hinder accessibility. The Council will refuse planning permission and/or consent for the removal of protected trees. |
| DM37       | <b>Sustainability standards for residential development</b>     | All proposals for residential development must meet the sustainability requirements set out in the Building Regulations.  |
| DM38       | <b>Sustainability Standards for Non-Residential Development</b> | Major non-residential developments must achieve a BREEAM 'Excellent' rating.  |
| DM40       | <b>Heating and Cooling</b>                                      | New build developments and all major development should take into account the need to adapt to higher temperatures, avoid and mitigate overheating and meet the need for cooling in terms of their layout, design, construction, materials and landscaping.   |
| DM43       | <b>Pollution and Air Quality</b>                                | Development proposals should include measures to reduce adverse noise, vibration, and / or odour impacts and minimise unnecessary light pollution. Individually or cumulatively, development proposals should not worsen air quality.   |
| DM45       | <b>Development and Transport</b>                                | Developments should make suitable provision for encouraging the use of public transport, walking and cycling. The Council will require Transport Assessments / Statements and Travel Plans for developments.  |
| DM47       | <b>Parking, Car Free and Car Capped Development</b>             | Hackney will expect to see car free and car capped developments, in most locations throughout the Borough   |

## Hackney Site Allocations Local Plan (SALP) (2016)

- 3.2** The SALP identifies key strategic development sites in the Borough and provides site-specific policy and allocates particular uses for those sites. There is a site allocation for 71-73 Lordship Road N16 0QX (site 279) for education and residential use.



- 3.3** It is noted that the boundaries of the development site proposed within the SALP (map above) do not align with the boundaries proposed within this Planning Brief. At the time of writing the SALP, St Mary's Lodge at 73 Lordship Road was in joint ownership with the adjacent car park site at 71 St Mary's Lodge. Now, the car park at 71 Lordship Road is in joint ownership with the Synagogue at 69 Lordship Road and St Mary's Lodge is in separate private ownership. So whilst the development options put forward in this Brief are informed by the adopted SALP, the site boundaries outlined in this Brief supersede those in the SALP.
- 3.4** The SALP gives further detail as follows:

### **Development Principles and Issues:**

- 3.5** There is a requirement on this site to bring the locally listed 73 Lordship Road (St Mary's Lodge) back into community (education) use, and opportunity to utilise the land to the rear possibly for residential use. Any redevelopment could be linked with land immediately to the south between St Mary's Lodge and 69 Lordship Lane, which also has potential for residential use. No. 73 is situated in Lordship Park Conservation Area, and any proposed new buildings need to pay particular attention to the setting and view of St Mary's Lodge.
- 3.6** St. Mary's Lodge has been in a state of disrepair for some time, and the refurbishment and re-use of the building is crucial to the realisation of development on the remainder of the site. Any redevelopment needs to take into consideration the fact that the site falls within an identified area at risk from surface water flooding, therefore a Sustainable Drainage System(s) and where appropriate a Flood Risk Assessment must be installed / produced.

Planning conditions or other measures may be imposed to ensure that the infrastructure is provided and completed before occupation of the new development. There is a covenant on 73 Lordship Lane which means it should be used for education or community purposes. However, residential as part of a mixed use scheme including educational and/or community use is supported. The site lies within a CPZ and Stoke Newington station is approximately 1000m from the site.

## London Plan (consolidated with alterations since 2011)

| Policy No. | Policy Name   | Policy No. | Policy Name  |
|------------|---|------------|--|
| 3.1        | Ensuring equal life chances for all                 | 5.12       | Flood Risk Management                                  |
| 3.2        | Improving health and addressing health inequalities | 5.13       | Sustainable Drainage                                   |
| 3.3        | Increasing housing supply                           | 5.15       | Water use and Supplies                                 |
| 3.4        | Optimising housing potential                        | 6.3        | Assessing Effects of Development on Transport Capacity |
| 3.5        | Quality and design of housing development           | 6.9        | Cycling  |
| 3.8        | Housing choice                                      | 6.10       | Walking  |
| 3.9        | Mixed and balanced communities                      | 6.12       | Road Network Capacity                                  |
| 3.11       | Affordable housing targets                          | 6.13       | Parking  |
| 3.16       | Protection and enhancement of social infrastructure | 7.2        | An Inclusive Environment                               |
| 3.18       | Education facilities                                | 7.3        | Designing Out Crime                                    |
| 4.12       | Improving opportunities for all                     | 7.4        | Local Character  |
| 5.1        | Climate Change Mitigation                           | 7.5        | Public Realm   |
| 5.2        | Minimising Carbon Dioxide Emissions                 | 7.6        | Architecture   |
| 5.3        | Sustainable Design and Construction                 | 7.8        | Heritage assets and archaeology                        |
| 5.7        | Renewable Energy                                    | 7.14       | Improving Air Quality                                  |
| 5.8        | Innovative Energy Technologies                      | 8.3        | Community Infrastructure Levy                          |

### Material considerations

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Mayor of London's Accessible London SPG (2014)
- Mayor of London's Sustainable Design and Construction SPD (2014)
- Hackney Planning Contributions SPD (2015)
- Hackney Infrastructure Delivery Plan

#### 3.7 Area Action Plans (AAP)

An Area Action Plan is being prepared for Stamford Hill. St Mary's Lodge falls just outside the boundary of the Plan.

#### 3.8 Neighbourhood Plans

The site is within the Queen Elizabeth Lordship Neighbourhood Area which was designated by Cabinet in January 2015. No Forum application has been submitted to date.

#### 3.9 Hackney's New Local Plan

A new local plan is being drafted, due for adoption in 2018.

## 4. Site analysis

### Context and Character

#### General Description

- 4.1** The site is located on the south west corner of Lordship Road and Lordship Park. The area is a predominately residential area with supporting community uses such as schools sites, religious/ community buildings nearby.
- 4.2** The surrounding context is made up of a variety of different residential typologies of different periods and character. The corner sites opposite the site are occupied by post war flatted buildings ranging from four to six storeys in height



**Figure 3.** Building heights

- 4.3** The site has two principle addresses – one to Lordship Park and one to Lordship Road. The street corners to Lordship Park are dominated by the substantial 3-4 storey Victorian paired villas developed as part of the original Lordship Park estate. Two 1920's detached houses (recently converted to flats) adjoin the site to the west – this typology is out of scale with the predominate scale in the street and area.
- 4.4** The Lordship Road is defined by the frontage of the site with its row of mature trees and the four storey post war housing scheme on the corner and the two intact Victorian terraces running along the eastern side of Lordship Road to Grayling Road.

- 4.5 The site is slightly isolated from public transport. Two bus stops for the 106 bus service are nearby, bus services 141 and 341 on Green lanes (400m to the west) and 900 metres to Stoke Newington Station to the east.

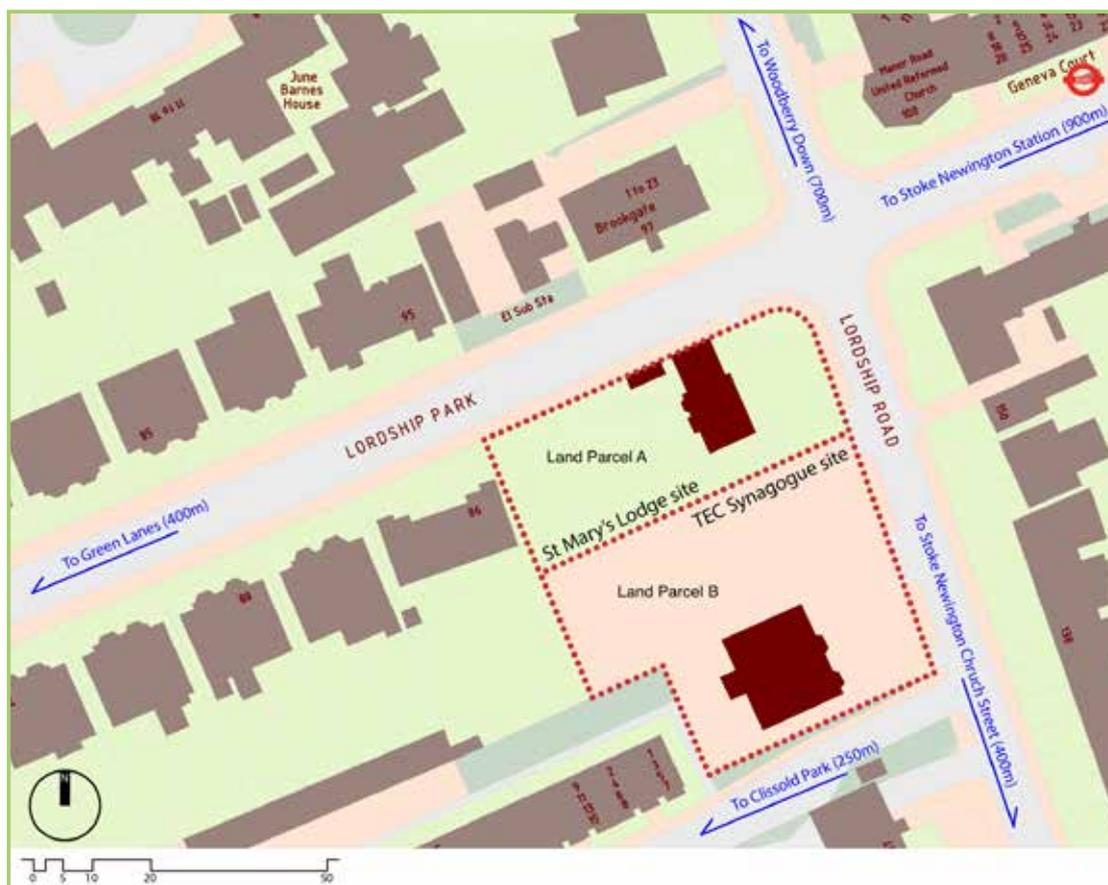


Figure 4. Site accessibility

- 4.6 The site is well located to recreation and shopping with Stoke Newington High Street located 400m to the south, the Woodberry Wetlands and Reservoirs 700m to the north, and Clissold Park just 250m to the south west.

## Topography

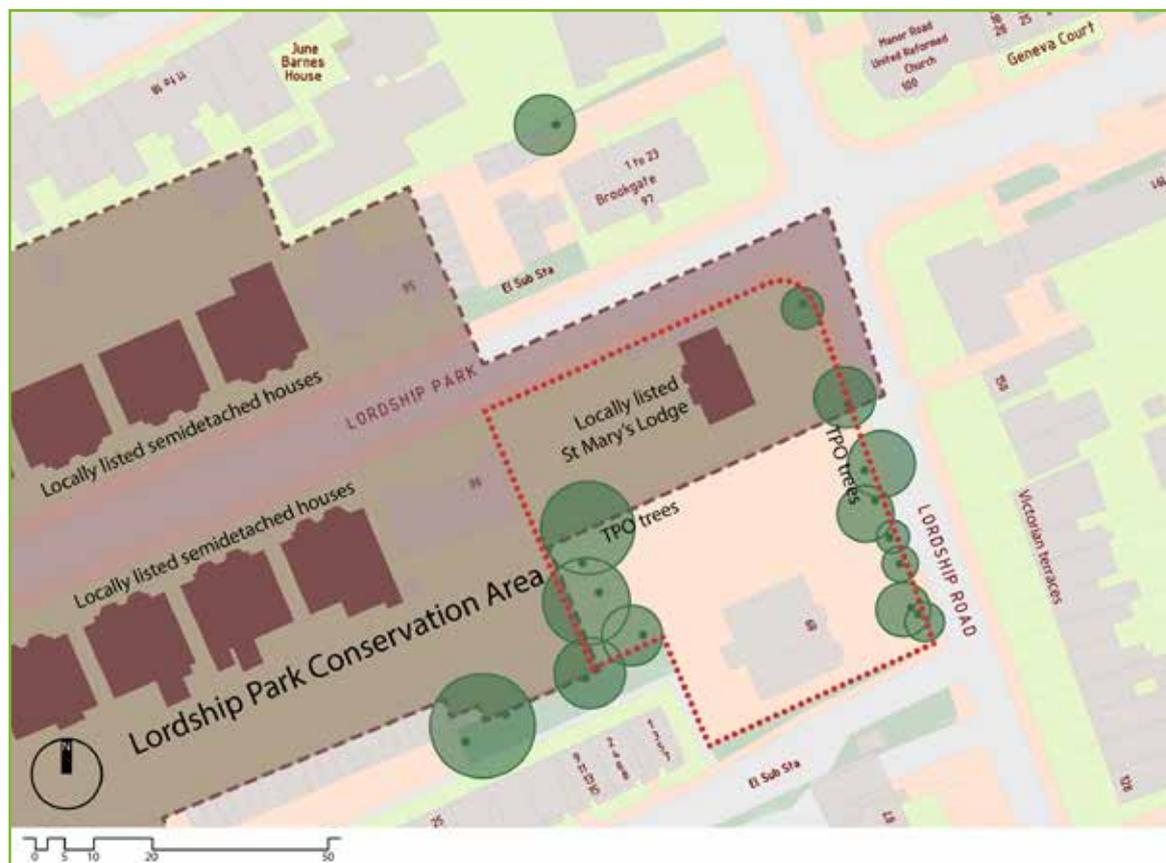
- 4.7 The area lies in the saddle of the two ridge lines (marked by Stoke Newington Church Street and Seven sisters Road) running on an east west orientation. The area is predominantly flat with no discernible topographic features.

## Lordship Park Conservation Area

- 4.8 Much of the area east, and including the St Mary's Lodge site, is within the Lordship Park Conservation Area Park designated in 2004. Lordship Park displays a cohesive townscape with groups of well detailed and relatively unaltered mid to late 19th century properties. Saint Mary's Lodge is slightly earlier and represents the final stages of rural life when the village of Stoke Newington was surrounded by fields and Saint Mary's Lodge was a 'country house'.
- 4.9 The boundary has been tightly drawn to include all of the houses in Lordship Park which were built between the late 1860s and the 1880s (locally listed), and St Mary's Lodge, dating to c.1843 (locally listed). These buildings retain most of their original features and the nature of the development, with most of the houses being completed within a relatively short time span, has produced an attractive and cohesive townscape.
- 4.10 This conservation area is an important part of the setting as St Mary's lodge site. It has a strong relationship with it in townscape context and setting terms.

## Site Analysis

- 4.11** The site is occupied by the now derelict building St Mary's Lodge at 73 Lordship Road and the TEC Synagogue building at 69 Lordship Road. The site is flat and substantially vacant apart for the aforementioned buildings and TPO trees. Most of 69 and 71 Lordship Road is essentially hard stand area which is used as car parking with the synagogue building on the southern half of the site.



**Figure 5.** Conservation area boundary

### St Mary's Lodge (land parcel A)

- 4.12** At the time of St Mary's Lodge construction, around 1843, the surrounding area was still predominantly rural and undeveloped. New residential development of large four storey semi-detached dwellings took place along Lordship Park from 1860 onwards, as part of the rapid development of speculative housing to the north of Stoke Newington in this period. The pair of semi-detached dwellings were also constructed in the garden of St Mary's Lodge in the 1930's.
- 4.13** The Lordship Park Conservation Area Appraisal considers Lordship Park to be a good example of late Georgian architecture, and is a reminder of the final stages of rural life when the village of Stoke Newington was surrounded by fields, before the area became more densely developed in the Victorian period. The building is therefore identified as being of local heritage significance, and should be protected in future.

### 69 Lordship Road – Synagogue (land parcel B)

- 4.14** Much less is known about the history of the building. There has been a building on the site since the mid 1800's. The 1868 Stoke Newington Ordnance Survey Map shows a run of three large villas on 69, 71 (now part of the No 69 site) and St Mary's Lodge at 69 Lordship Road. The original building at 69 (with a later period extension) was built for residential use with extensive gardens and a horse-shoe coach access; the coach points are still used today for vehicle access and are still apparent on plan.

**4.15** The building has been substantially altered internally and externally over time and now operates as a synagogue and religious studies building. Its heritage significance is diminished but it still important as, together with St Mary's Lodge, it represents a remnant of the original pattern of early Victorian development in Stoke Newington.

## Trees

**4.16** There are a number of large mature trees along the frontage of the site facing Lordship Road and No 69. These trees form an integral part of the character and appearance of the streetscape and have considerable amenity value.

**4.17** There are also a number of TPO trees to the rear of 69 Lordship Road. There is extensive growth and vegetation in the rear garden of St Mary's Lodge, all of which has been assessed as not important

## Access



**Figure 6.** Access and trees

**4.18** Vehicle access to the sites is from Lordship Road. There is no vehicle access to the St Mary's Lodge site from Lordship Park. The access points shown on figure 6 currently act as the primary pedestrian accesses to 69 Lordship Road. No access is currently provided to the St Mary's Lodge site, but its principle address would historically have been from Lordship Road.

# 5. Development Parameter Plans

## Development Scenarios

- 5.1** Development on the St Mary's site alone is severely constrained by the requirement to maintain and refurbish the St Mary's Lodge, the lack of access, the narrow dimensions of the site, and the footprint of the building being almost a third of the way into the depth of the site.
- 5.2** Proposals on this site will need to adopt a conservation sensitive approach that is driven by the setting issues to St Mary's Lodge and its context in the conservation area. There are two scenarios for development on the sites:
- Development of St Mary's Lodge, 73 Lordship Road (land parcel A); **or**
  - Comprehensive redevelopment of the three plots 69-73 Lordship Road (land parcels A and B).

## Development Principles and Guidance

- 5.3** The following Design Principles will apply to development across both sites. These are high level design and development requirements that should be considered in any proposal coming forward on a single or combined site for either residential or community / education uses or a compatible mix of both uses.

### Character and Appearance

- Developments should reinforce the character of the area by considering the existing urban grain and heritage.
- The approach to new development should ensure high quality design, materiality and detailing (including in line with London Plan and Local Plan policies).

### Designing for high quality schools

- School accommodation should be of high quality design and seek to meet the design area standards set out under Building Bulletin 103 particularly with regard to classroom sizes.
- A comparative study of the space standards of the school accommodation with the recommended area standards under BB103 should be provided.
- Basement accommodation could be avoided or used primarily for ancillary school provision with access to adequate light and ventilation. The extent of any basement accommodation should be subservient to the main accommodation and provide opportunities for planting and landscaping on the ground floor.

### Residential Design

- Any residential development should be carefully designed to minimise overlooking and impact on amenity on future residents as well as address any perceived overlooking from the residential elements towards the school accommodation.

### Form and Massing

- Building development to the rear should predominantly be two storeys with floor ceiling heights above 3m and appropriately set back in response to building lines of adjacent properties.
- On roof top play areas for educational buildings, the boundary treatments should be well integrated within the overall massing, building envelope and fenestration.
- Additional storeys may be included within areas that have the least impact on the streetscape, the setting of the locally listed building and the amenity of adjacent residential properties.
- It is important that any building to the rear remains subservient in height to St Mary's Lodge in key views from the east towards the site. Any full application should include visualisations from both long and transverse viewpoints from points nearby to the south and north, to establish the extent of visibility of the new building behind St Mary's Lodge.

## Conservation and Heritage

- Special consideration must be given to the impact of any new proposed development on the character and setting of St Mary's Lodge and the Conservation Area.
- Developments should seek to make a positive contribution to the Lordship Park Conservation Area. St Mary's Lodge shall be retained and restored. A detailed Design and Access and Heritage Statement will need to be prepared and submitted with any proposal.
- Any proposal to redevelop the gardens should be based on thorough and clear research and understanding of the historic and architectural significance of St. Mary's Lodge and its setting – the gardens, but also an appreciation of the character of Lordship Road Conservation area and more specifically the semi-detached paired villas immediately west of the St. Mary's Lodge.
- A structural report to assist in the assessment of any works to St Mary's Lodge including a more detailed study of the method for underpinning the building, including sketch sections (with dimensions and materials shown) of the pins and a sketch map of the pinning sequence, together with a discussion of the method, would be required.
- The proposed use of the St Mary's Lodge building as a community or educational use is acceptable in conservation terms. It should be noted that, in conservation terms, a residential scheme is also likely to be acceptable.
- The setting of the locally listed St. Mary's Lodge should be given due consideration which may include, but is not limited to, the response to the established building lines and set backs of the existing building, materiality of the building, proportion of its fenestration elements as well as the form and massing of the existing building.
- The introduction of a break or buffer between the old and new buildings is encouraged.
- The St Mary's Lodge building was in three bays, with a central projecting entrance bay. A further recessed bay to the north appears to have been added between 1843 and 1870 (perhaps in the 1860s). Later still another lean-to addition to provide what is now a garage was added. Proposals that seek to demolish the lean-to garage are likely to be acceptable in principle, subject to detail, within the context of an otherwise acceptable scheme.
- Proposals should seek to reproduce the 1860s northern bay to the south, subject to detail, within the context of an otherwise acceptable scheme. In this context an exact replica of the northern bay would be required.
- Proposals should aim to retain and restore the external appearance of the locally listed building. Internal changes and retrofitting, in order to provide for well-proportioned community, learning or administrative spaces, could be explored.
- Proposals should include research to ascertain (if possible) the original form and material of the roof of St Mary's Lodge. It appears from the available evidence that the original aesthetic was to keep the roof almost hidden and it is likely that the pitch was quite low.
- Planning conditions, Section 106 agreements or legal contracts will be used as appropriate to ensure that the project is fully realised and that both the restoration and the new build take place.

## Landscape and Trees

- Developments should include high quality and well-proportioned play spaces that provide for different cohorts of pupils.
- Existing trees on site should be retained where possible.
- A robust planting strategy should be incorporated in response to any loss of existing trees and to provide a green edge to the boundary of the site.

- Roof top play areas may be included in the development provided that appropriate layouts are demonstrated. Design measures should be incorporated to minimise impacts on amenity to neighbouring residential properties.
- Access and boundary treatments should be designed to provide safe and legible, entrances, pick up and drop off areas as well as disabled parking, for pupils, staff and visitors.
- Play areas and access pathways both should be well defined and segregated.
- TPO trees should be retained. However, any proposal to remove a TPO tree within the identified building footprints should be recompensed by the replanting of suitable species replacement trees as part of the landscaping of the proposal.

### Cycle Parking

- Sufficient cycle parking will need to be provided to meet the minimum standards as set out in the adopted Hackney Transport Strategy 2015-25 [www.hackney.gov.uk/transport-strategy](http://www.hackney.gov.uk/transport-strategy).
- Cycle parking should be in a secure, sheltered and accessible location at ground floor level. Good advice on best practice cycle parking guidance is contained within TfL's London Cycle Design Standards chapter 8 [www.content.tfl.gov.uk/lcds-chapter8-cycleparking.pdf](http://www.content.tfl.gov.uk/lcds-chapter8-cycleparking.pdf)

### Car Parking

- Given the location of the site in an area with access to public transport and within a CPZ the provision of a reduced amount of car parking is supported.
- Future occupiers of the development (except disabled) should be excluded from applying for a car parking permit by Legal Agreement.

### Servicing

- One of the key considerations for this development would be issues around drop off and pick up of students from the school and how this will impact upon the site access and surrounding streets at peak periods.
- A management plan will need to be provided within the Transport Statement, which should also include details of how servicing and deliveries will be carried out in accordance with TfL best practice guidance [www.tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guide/guidance-by-transport-type/freight](http://www.tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guide/guidance-by-transport-type/freight)

## Development Options

### Scenario 1: The Development of St Marys Lodge in isolation (land parcel A)

- 5.4 If for school use, the constrained nature of the site will limit the number of children that can be accommodated. Development too close to the boundaries of the site may create issues on the south side for future development of the adjacent synagogue site and amenity issues at 98 Lordship Park.



Figure 7. Indicative footprints and north elevation from Lordship Road for Development Scenario 1

## Uses and viability

- 5.5 The priority is to restore St Mary's Lodge and bring the building back into viable use. The Council considers that there is value in community or educational uses on the site and high level viability discussions suggest that a purely educational / community use may in itself be capable to fund the restoration of St Mary's Lodge, even when developing the site in isolation. A one form entry primary school on the entire site may be appropriate. The Council may in exceptional circumstances consider a mixed-use scheme comprising a smaller quantum of community/educational use with a proportion of family-sized residential accommodation to the rear.

This will be dependent on the applicant demonstrating to the Council that an element of residential accommodation is required to subsidise the proposed development and that there are no other sources of funding which can be utilised. This would be subject to the removal of the restrictive covenant regardless of compliance with Hackney's Development Plan.

## Scenario 2: Comprehensive redevelopment (land parcels A and B)

- 5.6 There is an opportunity to utilise the land to the rear possibly for residential or education use on a consolidated site. This would yield a more integrated approach to development and achieve a high quality scheme of more value whilst retaining its conservation objectives.

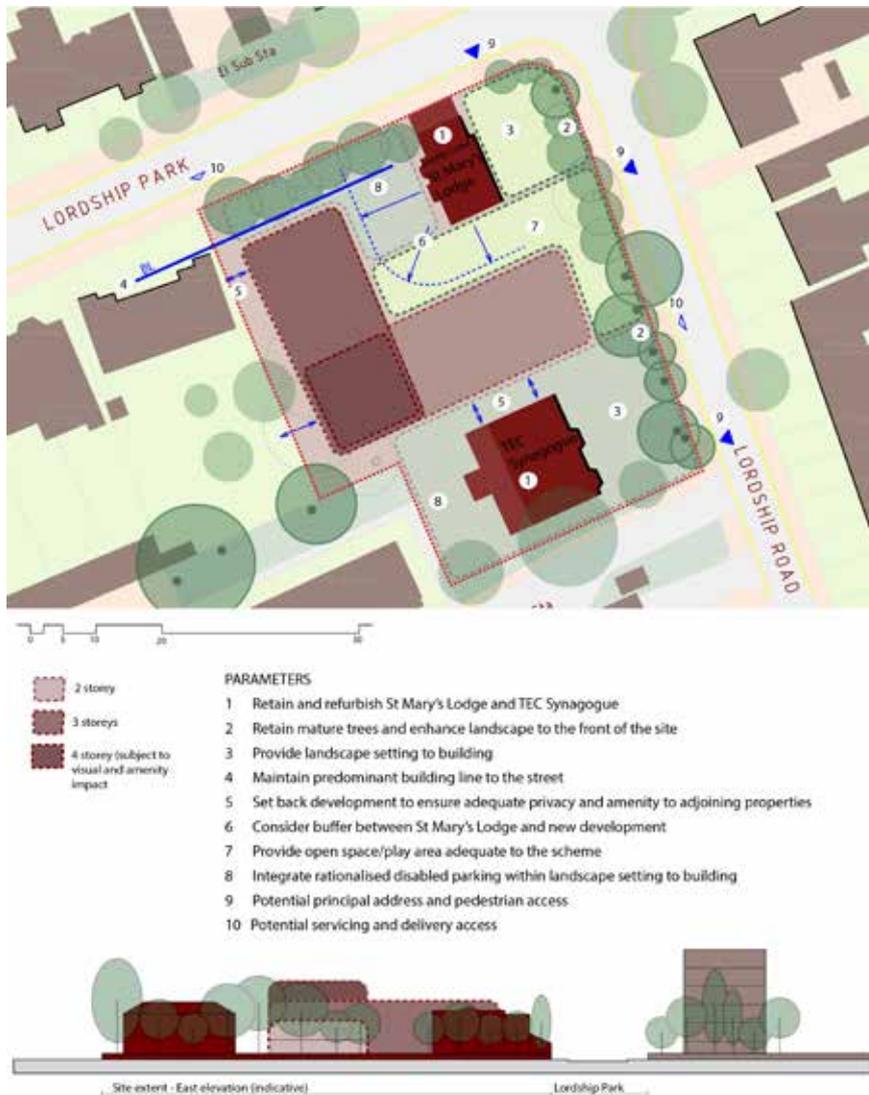


Figure 8. Indicative footprints and east elevation from Lordship Park for Development Scenario 2

## Uses and viability

- 5.7 The priority is to restore St Mary's Lodge and bring the building back into viable use. A comprehensive redevelopment scheme incorporating land parcels A and B offers greater opportunity for a mixed use scheme. Any proposal would be considered in line with the adopted site allocation which is for community (educational) and residential use. High level viability discussions indicate that it should be viable for a developer to include a proportion of affordable housing as part of a comprehensive mixed-use redevelopment scheme in accordance with Hackney's affordable housing policy. Any departure from the uses put forward in the SALP or a non-compliant affordable housing offer would be subject to a full viability review. If residential use is proposed on the St Mary's Lodge site it would be subject to the removal of the restrictive covenant, regardless of its compliance with Hackney's Development Plan.

# Appendix A

## Planning history

| Application number | Address  | Development Description  | Decision   |
|--------------------|--|--|--|
| 2016/1003          | <b>69 Lordship Road<br/>London N16 0QX</b>                   | Erection of part two-storey, part three-storey rear extension with hipped roof form above; erection of part two-storey, part three-storey side extension with hipped roof form above; including excavation to establish additional floorspace at partial basement level below (all floorspace for synagogue and ancillary purposes falling within Use Class D1); alterations to configuration of on-site car parking in front portion of site  | Undecided (registered)   |
| 2013/0248          | <b>69 - 71 Lordship Road London N16 0QX</b>                  | Non-material amendment of planning permission 2012/0798, dated 04/05/12, to allow for the increase in size of fence posts to 50mm x 50mm square cross section and gate posts to 100mm x 100mm square cross section.  | Granted 22-02-2013   |
| 2012/0299          | <b>69-71 Lordship Road, Stoke Newington, London, N16 0QX</b> | Demolition of an existing single storey rear extension and erection of part single storey, part two storey side and rear extensions at ground and first floor levels, incorporating solar panels and extract fans on the roof of the rear extension; and erection of a new boundary wall and gate to front elevation and 1.35m high metal railings and gates with 1.75m stone brick piers to front boundary and associated hard and soft landscaping and provision of 8 parking spaces. The proposed works are in connection with the continued use of the building as a synagogue (Class D1). | Granted 19-04-2012   |
| 2011/2527          | <b>73 Lordship Road Hackney London N16 0QX</b>               | Demolition of existing single storey side extension in association with planning application 2011/2526.  | No decision  |
| 2011/2526          | <b>73 Lordship Road Hackney London N16 0QX</b>               | Demolition of existing single storey side extension, erection of two storey side extension and the renovation and conversion of existing building to a Nursery School (Use Class D1) and erection of a new detached 2 storey plus lower ground floor school building (Use class D1).   | Refused 19-03-2012 on grounds of scale, height and failure to provide a high quality learning environment. |

| Application number | Address   | Development Description  | Decision  |
|--------------------|---|--|---|
| 2009/2431          | <b>69-73 Lordship Road London N16 0QX</b>                 | Demolition of an existing single-storey side extension and erection of a two-storey side extension to 'St Mary's Lodge', 73 Lordship Road and renovation and conversion of 'St Mary's Lodge', 73 Lordship Road to Use Class C3 (residential) to comprise four x 2-bedroom flats. Erection of one three-storey and one two-storey residential buildings to the rear of 'St Mary's Lodge', 73 Lordship Road, to comprise six x 2-bedroom and two x 3-bedroom flats, and erection single storey refuse/recycling store and ancillary landscaping and car parking. Demolition of a single storey rear extension and erection of a two-storey side extension and part single-storey, part two-storey rear extension to 69 Lordship Road. Removal of the existing 'portakabin' building at 71 Lordship Road. | Withdrawn   |
| 2009/2164          | <b>69-71 Lordship Road Stoke Newington London N16 0QX</b> | Erection of a 1.95m high timber boundary fence fronting Lordship Road.   | Refused 07-12-2009. Appeal dismissed 30-09-2010. Main issue is the effect of the fence on the character and appearance of the area and views into and out of the adjacent Lordship Park Conservation Area (CA). |
| 2009/2427          | <b>73 Lordship Road London N16 0QX</b>                    | Conservation Area Consent for the demolition of a single-storey side extension to St.Marys Lodge, in association with renovation, of St Marys Lodge and re-development of 69 – 73 Lordship Road as per application 2009/2431   | Withdrawn   |
| 2006/3231          | <b>71 Lordship Road London N16 0QX</b>                    | Retention of a single-storey portacabin  | Refused 19-01-2007  |





