

3.0 Objectives

Regeneration brings many opportunities. The purpose of this guidance is to ensure new homes, work places, and facilities on the site maximise opportunities to meet the needs of residents and businesses in Hackney now and in the future.

This draft SPD is intended to provide guidance to developers to inform proposals that will later be submitted as planning applications. The guidance will be considered when deciding whether any future planning applications are approved.

Specifically the guidance will aim for:

- a mix of uses including residential to be located alongside electric bus infrastructure
- enabling a sustainable place with zero bus emissions
- the continued operation of important bus services within the borough
- setting out the specialist requirements of an electric bus garage
- a place celebrates local heritage
- ensuring that a minimum of 420 homes and 5000m² work space is deliverable on the site
- increased greenery and high quality buildings, streets and spaces
- making the most of the neighbouring railway arches



Fig 6: photograph from inside the bus garage looking east along the northern boundary into a railway arch

Fig 7: an image of the feedback session at one of the local resident workshops

