

6.0 Vision

A vision for the bus garage, 40-43 Andrews Road and the surrounding area has been informed by site analysis and what we heard when we spoke with local people and businesses.

The vision outlines how future design proposals on the site should relate to the surrounding area and clarifies the site-specific design intentions and high-level principles for the bus garage. The

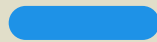

future bus garage and 40-43 Andrews Road site will enhance not just the immediate site, but also the wider area as a place to live, work and visit.

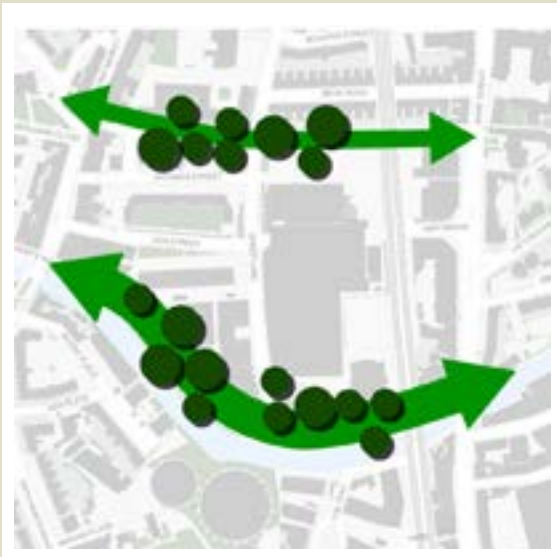
Our draft vision for the wider area:

- 1. **Improve Andrews Road as an attractive canal side street and public space**
- 2. **Create green routes**
- 3. **Improve East-West links and bringing pedestrian flows to local business areas**
- 4. **Respond positively to the varied context, scale and character of the surrounding area**
- 5. **Create a heritage and character focussed area along Andrews Road**
- 6. **Improve north to south and east to west active travel connections through and around the site**
- 7. **Provide transport for a changing climate**
- 8. **New homes and jobs for Hackney**
- 9. **Create new open green spaces**





1. Improve Andrews Road as an attractive canal side street and public space

-  Improve the canalside
-  Improve Andrews Road as an attractive public space

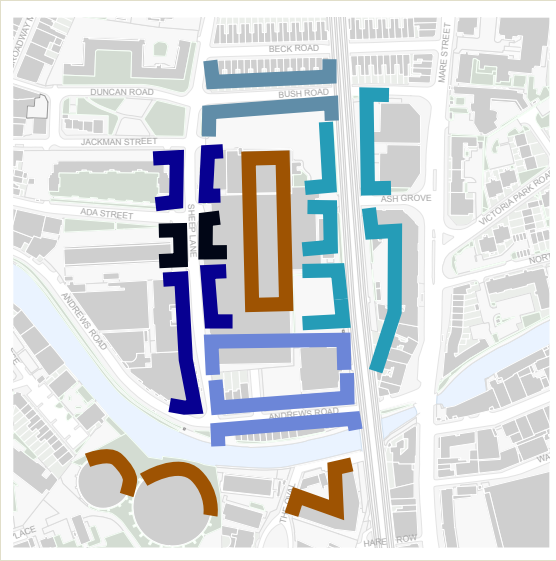


2. Create green routes

-  Improve attractiveness of route with planting
-  Indicative clusters of biodiversity and tree planting



3. Enhance East-West links and bringing pedestrian flows to local business areas



4. Respond positively to the varied context, scale and character of the surrounding area



5. Create a heritage and character focussed destination along Andrews Road

- Asset of historic and character value
- Focal point of character on site



6. Improve north to south and east to west active travel connections through and around the site

- Route with potential for enhancement
- Potential for pedestrian/ cycle bridge



7. Provide transport for a changing climate





8. New homes and jobs for Hackney

-  Residential perimeter
-  Indicative locations for business accommodation



9. Create new open green spaces

-  Green Route
-  potential location for green open space

7.0 Site-based Design Principles

Site-based design principles are concise, graphical or numerical, simple-to understand characteristics and strategies that relate specifically to a site. They can set guidance on appropriate building heights, scale, building shapes (known as massing), indicative layouts and, where appropriate, the amount of floorspace that should be provided for different land uses.

The following site-based design principles set the principles for future design proposals and planning applications on the bus garage site. By setting the principles for future design proposals, the design principles can set out the priorities for future change on the site. It may not be possible for every single design principle to be achieved on the site. But any future proposals must strive to deliver as many as possible.

The design principles set out in the draft SPD have been informed by the early community and stakeholder engagement. Through the consultation on the draft SPD we want to gather feedback on the design principles to inform the final SPD.

7.1 Themes

The site-based design principles for the bus garage are categorised according to the following themes, although many apply to more than one theme:



identity and character



movement



use



green spaces



public space and street types



building design

In the following sections, each theme begins with a series of statements which are the design principles for the bus garage site. The design principles are then explained in more detail through text, diagrams, examples and images.