

2.5 Public Realm Strategy Continued

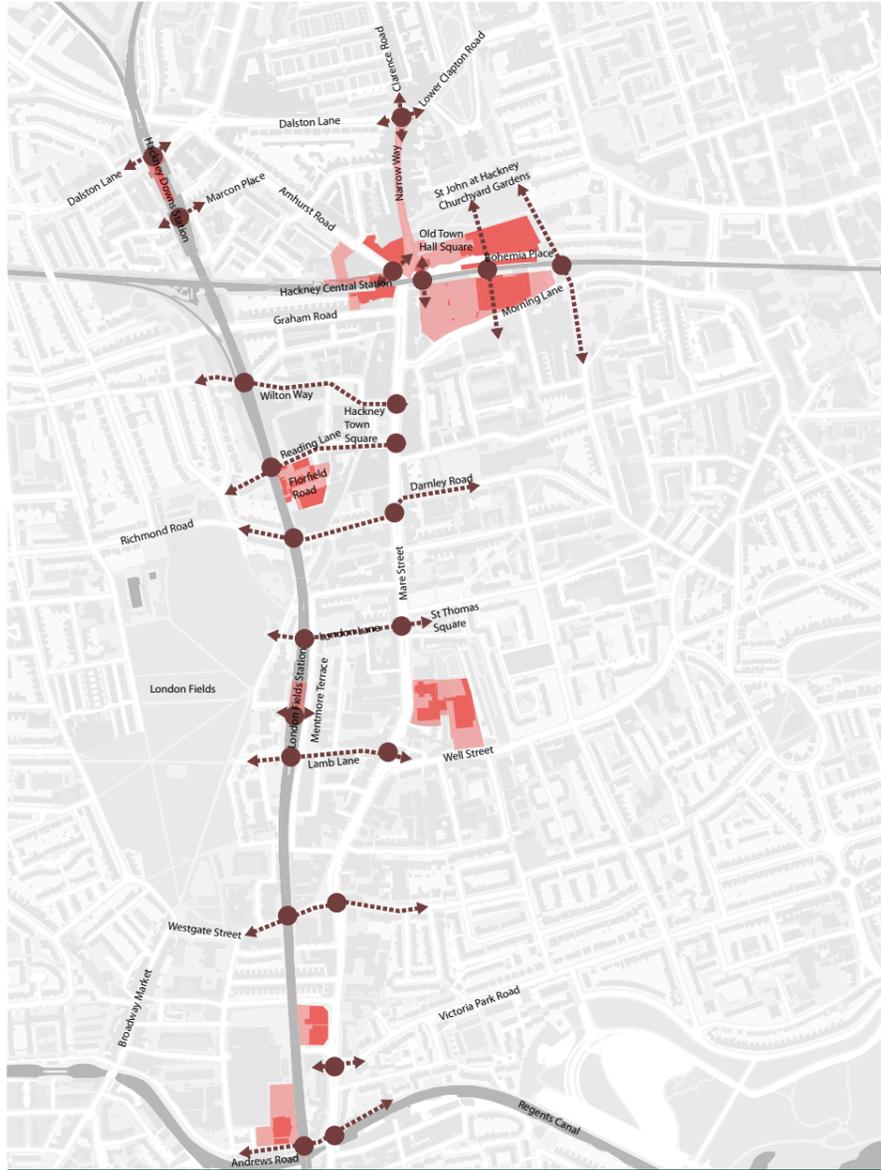


Figure 9. Places to Cross

Dalston Lane \ Lower Clapton Road / Marcon Place \ Amhurst Road \ Bohemia Place \ Wilton Way \ Reading Lane \ Richmond Road \ London Lane \ Lamb Lane \ Westgate Street \ Victoria Park Road \ Andrews Road

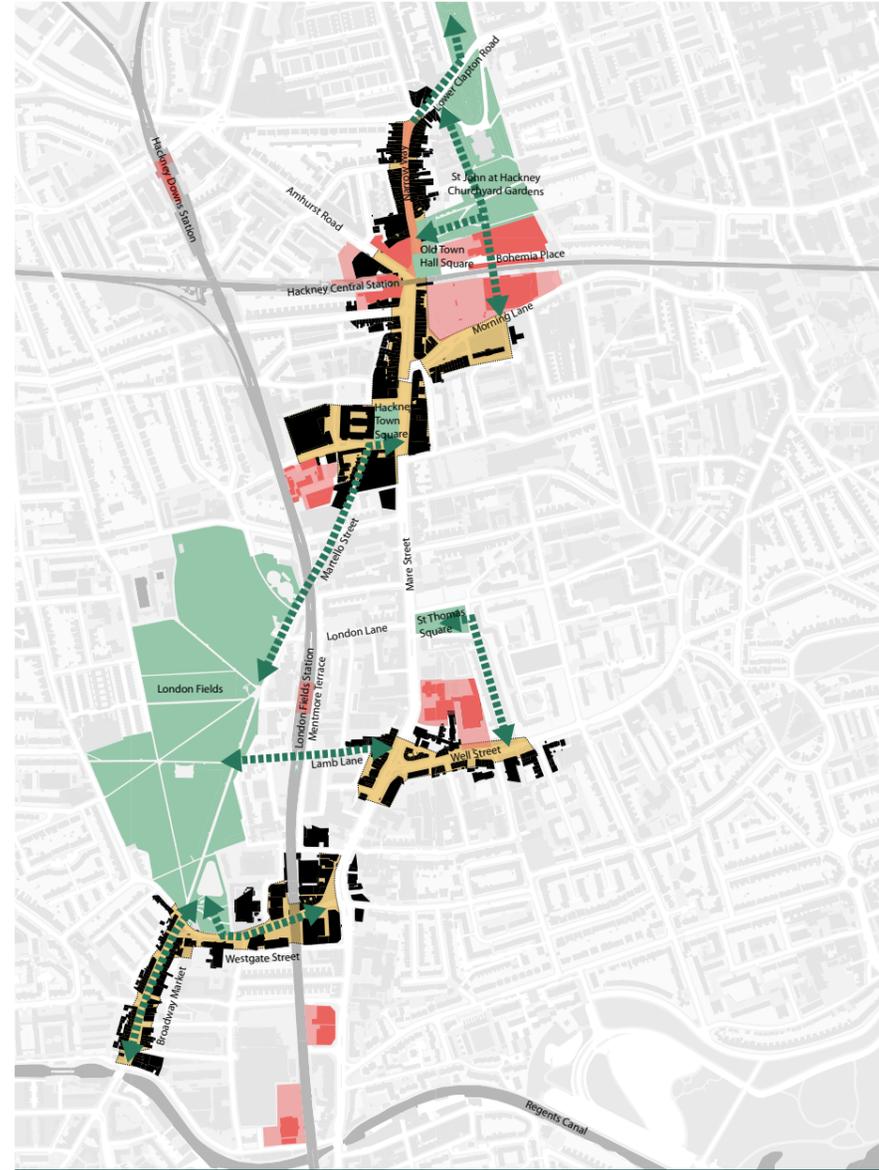


Figure 10. Places to Breathe

Lower Clapton Road \ St John's Churchyard \ Martello Street to Hackney Town Square \ Lamb Lane \ Well Street to St Thomas Square \ Westgate Street \ Broadway Market

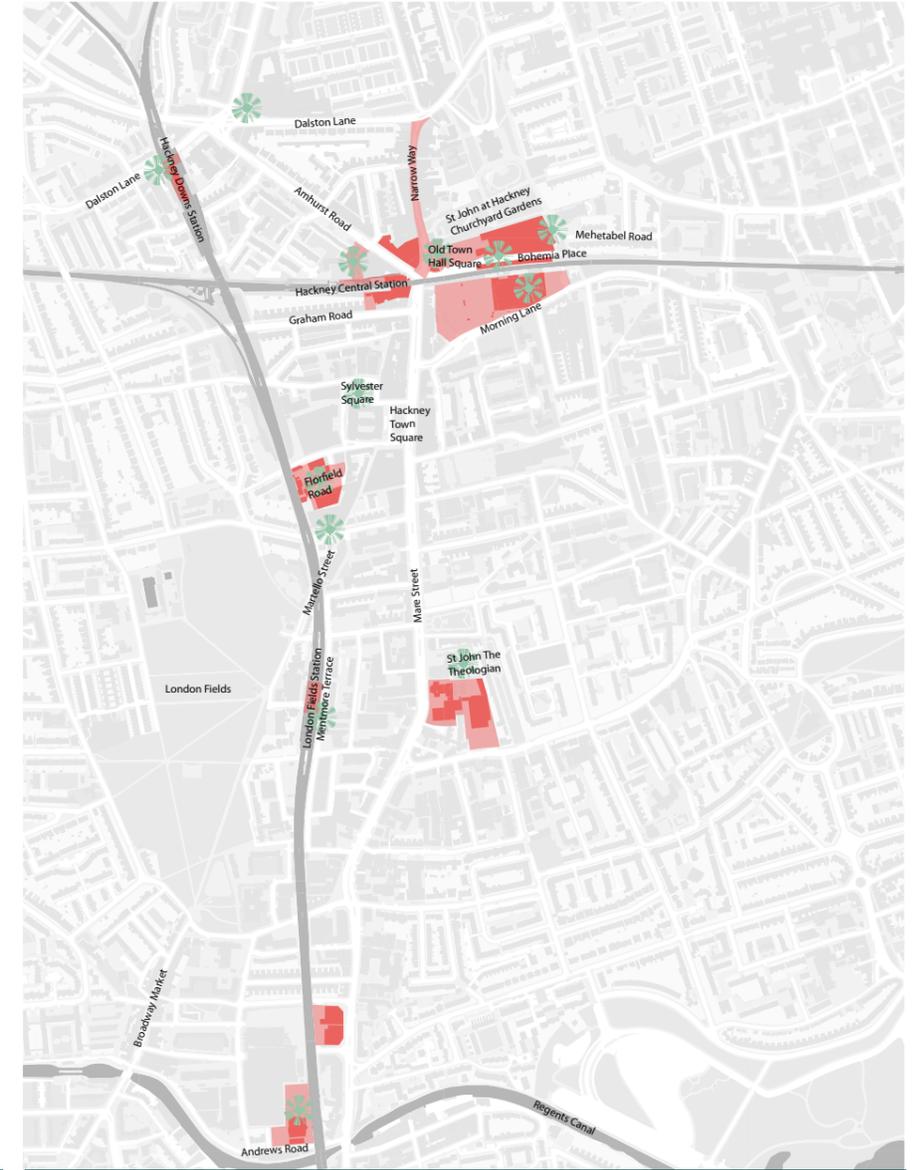


Figure 11. Places to Dwell

Hackney Downs \ Hackney Central \ Old Town Hall Square \ Mehetabel Road \ Bohemia Place \ Sylvester Square \ Florfield Road \ Richmond Road \ Mentmore Terrace \ St John the Theologian \ Andrews Road

Part C Masterplan Clusters and Opportunity Site Development Briefs

3.1 Masterplan Clusters Overview

The Hackney Central AAP and the Site Allocation Local Plan (SALP) identify a number of key opportunity sites which will drive the regeneration of the wider area. These sites are of strategic importance for place-making and fall within four distinct Masterplan Clusters, as shown in Figure 12 opposite and set out below:

Hackney Central Cluster – which includes the following key sites:

- Clapton Bus Garage, Bohemia Place
- 55 Morning Lane (Tesco Site)
- Hackney Central Overground Station and Car Park, Amhurst Road
- 339-357 Mare Street, 6-18 Amhurst Road (Marks & Spencer Site)
- 333-337 Mare Street (Iceland Site) and 231-237 Graham Road (site to the rear)

Florfield Road Cluster – which includes the following key site:

- Florfield Road Site which comprises Hackney Housing Florfield Depot on Reading Lane, Maurice Bishop House at 17 Reading Lane, Roberts House at 6-15 Florfield Road, and a vacant plot on Florfield Road / Florfield Passage

Mare Street Cluster – which includes the following key sites:

- 182 Mare Street (London College of Fashion)
- 27-37 Well Street (Lidl Site)

Andrews Road Cluster – which includes the following key sites:

- 51-61 Mare Street (HSS / Brewery site)
- 40-43 Andrews Road (Car pound)

Each Masterplan Cluster presents a series of opportunities and challenges which makes it appropriate to deliver a series of Masterplan Cluster Strategic Objectives, which are either cluster-specific, or can be applied to other Clusters. These objectives have informed the production of Masterplan Cluster Urban Design Principles.

The following section introduces each of the Masterplan Clusters, their Masterplan Cluster Strategic Objectives and their Masterplan Cluster Urban Design Principles. These objectives and principles have then been applied to each Masterplan Opportunity Site to inform the production of Opportunity Site Development Briefs.

The Opportunity Site Development Briefs assess each site in terms of its location, relation to context, role within the wider Masterplan area and its physical potential for development. This analysis is summarised on the first page of each Opportunity Site Development Brief. Outline capacity studies have then been undertaken and are illustrated through one or more massing options for each site, which represent ways that the sites could come forward for refurbishment or redevelopment, in line with the Masterplan Urban Design Principles.

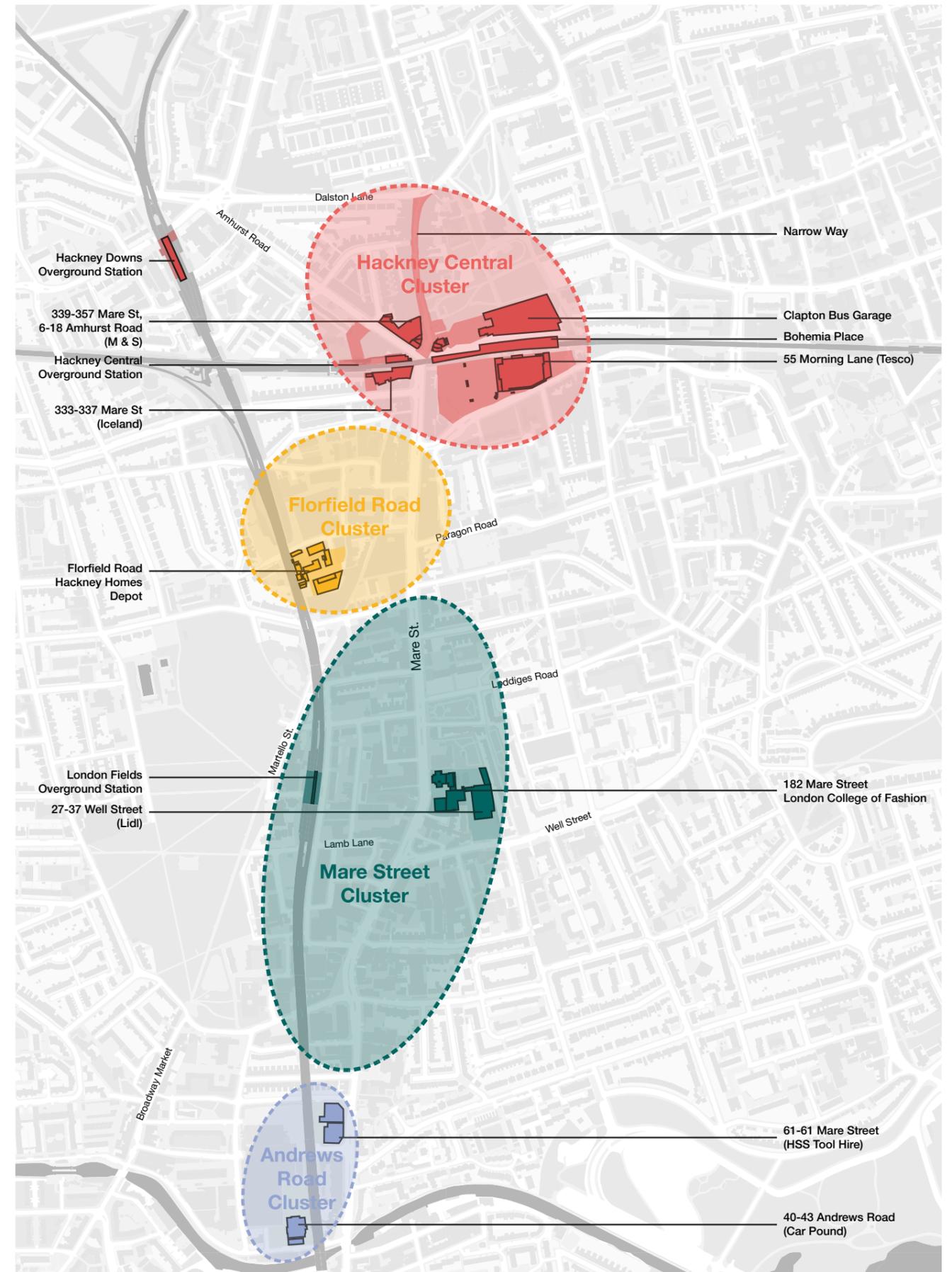


Figure 12. Masterplan Clusters