



Draft Hackney Central and Surrounds Masterplan Summary Document October 2016

Hackney Central and Surrounds Masterplan

'Hackney Central and Surrounds' is the area located around Hackney Central Town Centre and extending south along Mare Street. While the area has attracted significant investment in recent years, it has the potential to become an even greater place to live, work, shop and spend time, increasing employment opportunities and providing new homes. A map of the area is enclosed.

The current planning and development framework for the area identifies a number of objectives. The Draft Masterplan builds on this framework and identifies how improvements could be made in the area, including refurbishing or redeveloping certain buildings, or making the 'public realm' (the space in between buildings) work better. The Council has decided to outline how these improvements could be achieved in a Draft Masterplan for the area.

Masterplan Vision

The Masterplan Vision sees Hackney Central and surrounds as being a thriving town centre credited by an improved shopping street that is the Narrow Way, a hub of civic and cultural facilities, and an important area for employment / business innovation and maker space. It also sees it as being a place which is well-connected, easy to move around, with reduced traffic congestion, complemented by new, high quality public spaces, workspaces, shops and homes.

What are some of the outcomes the Draft Masterplan could achieve?

New workspace / shops

- › Most of the Draft Masterplan 'opportunity sites' have the potential to provide new or improved workspace and shops, and would result in approximately 45,000 sq.m of new or improved commercial floorspace. There is a need for affordable workspace in the Masterplan area to support a range of commercial activities and support the growth of businesses and organisations. Therefore, the Council will seek 10% of new commercial workspace delivered as part of the Masterplan to be affordable in line with the Council's planning policies. This could improve the viability of the town centre and has the potential to support 3,000 jobs, which the Council will seek to secure as many as possible for local people, through its 'Ways in to Work' service.

Housing

- › Most of the Draft Masterplan 'opportunity sites' have the potential to provide some housing; approximately 1,000 homes could be created. The Council recognises the need for a range of affordable housing in the Borough. To help meet this need, the Council will seek 50% of all new homes delivered as part of the Masterplan to be affordable in line with the requirements of the Council's affordable housing policies, and that a mix of affordable housing types is provided.

Improvements to the public realm

- › A new pedestrian street could be created along Bohemia Place, with commercial uses on both sides of the railway arches.
- › New pedestrian streets could also be created from St John-at-Hackney Churchyard Gardens, through the railway arches, and onto Morning Lane.
- › An improved and enlarged public square could also be provided, creating a space for hosting events and activities.

The story so far

In 2012, the Council adopted a planning document for Hackney Central. The planning document, known as an 'Area Action Plan' or 'AAP' is a strategy for coordinated development and design that reflects local aspirations for the future of the area. The document establishes the basis for shaping the regeneration of the area through identifying 'opportunity sites' (which are places or buildings that have the potential to be improved), as well as how these 'opportunity sites' can be delivered.

Since this time, a number of the 'opportunity sites' have been developed and the Council is looking at ways it can help implement some of the remaining improvements already set out in the document in the short term (within the next 5 years) and medium term (from 6 to 11 years). These are set out in the Draft Masterplan and represent how the area could be improved.

The proposals for the 'opportunity sites' in the Draft Masterplan do not represent what is definitely going to happen, but represents what the Council would like to see happen, which is in line with the existing planning policy. It gives developers a firm idea of how we want the area to develop and the sorts of proposals that could be acceptable. Any specific proposals will need to be approved and consulted on through the planning application process.

Once further consultation on these improvements has been carried out and the Draft Masterplan has been finalised, the Council can seek to work with private land owners and developers to try and implement these improvements, bringing real benefits to the area.

Purpose of this summary document

This document summarises the Draft Masterplan, including some of our ideas on how the improvements can be achieved.

We want to hear your views on the Draft Masterplan and find out about any ideas you may have to improve the area. The full version is available at hackney.gov.uk/spd

How will the Masterplan Vision be achieved?

The Masterplan looks at four different areas, which are referred to as 'Masterplan Clusters' and each Masterplan Cluster has its own set of objectives. The 'Masterplan Clusters' are summarised below.

- **Hackney Central Cluster**
 - › Objectives include improving Hackney Central Overground Station, creating more pedestrian streets and making better use of sites to provide more workspace, shops and homes.
- **Florfield Road Cluster**
 - › Objectives include moving the Hackney Housing depot to provide workspace and homes, which are more appropriate for the area.
- **Mare Street Cluster**
 - › Objectives include making sure the area continues to be an important place to support a variety of employment uses including workspace, studios and offices
- **Andrews Road Cluster**
 - › Objectives include using the sites to make way for other facilities such as a Hackney Housing depot or a larger bus garage.

Masterplan Projects

The enclosed map shows how improvements could be achieved in the Draft Masterplan. The projects shown below do not represent what is definitely going to happen, as this will need to be approved and consulted on through the planning application process, but represents what the Council would like to see happen, which is in line with the existing planning policy. Artists impressions of how masterplan projects could look, are also enclosed.

① Hackney Central Cluster

- Relocate Clapton Bus Garage (1a) to an alternative site, to develop the site for mixed use, commercial/residential development, and create a new route from St John-at-Hackney Churchyard Gardens to Bohemia Place and beyond. **See image 1 enclosed.**
- Redevelopment of the Tesco site (1b) at 55 Morning Lane for mixed use commercial (retail/workspace) and residential use, potentially within a taller building, including a supermarket. Create new routes through the site and railway arches, connecting Morning Lane to Bohemia Place (1c). **See image 2 enclosed.**
- Use Bohemia Place (1c) as a key pedestrian route, connecting the area to the east, to Morning Lane, and promote commercial (workspace/retail) uses on both sides of the railway arches. **See image 1 enclosed.**
- Public realm improvements along the Narrow Way (1d), including new paving, seating and lighting, as well as improvements to the pedestrian crossing.
- An enlarged public square at the bottom of the Narrow Way (1e) to be used for hosting events and activities. **See image 1 enclosed.**
- Improvements to Hackney Central Overground Station (1f), including to how it is accessed.
- Introduce new uses on the upper floors of the Iceland store at 333-337 Mare Street (1g) for commercial and residential use.

② Florfield Road Cluster

- Relocate the Hackney Housing Depot, currently located on Florfield Road (2a) to an alternative location (potentially 4a) and redevelop the site with commercial and residential uses, potentially within a taller building. **See image 3 enclosed.**

③ Mare Street Cluster

- Refurbish the locally listed buildings at London College of Fashion site at 182 Mare Street (3a) and redevelop the remainder of the site for a range of uses supporting the presence of London College of Fashion. **See image 4 enclosed.**
- Redevelop the Lidl site at 27-37 Well Street (3b) to provide a new store and explore the potential for development with the London College of Fashion site at 182 Mare Street, as set out above.

④ Andrews Road Cluster

- Make use of 51-61 Mare Street (4a) to potentially relocate the Hackney Housing depot.
- To accommodate a relocated Clapton Bus Garage, use the site at 40-43 Andrews Road (4b) to potentially create a larger bus garage, adjoining the existing Ash Grove Bus Garage.

How to have your say



Return the enclosed questionnaire by **14 November 2016** to: **FREEPOST HACKNEY GROWTH DELIVERY TEAM**

Call **020 83561318** and speak to a Planning Officer

Email **deliveryteam@hackney.gov.uk**

Complete the questionnaire at **www.hackney.gov.uk/spd**

Come along to a public drop-in session

Date	Time	Venue
Thursday 20 October	2pm - 5pm	Bottom of the Narrow Way (opposite Marks & Spencers)
Tuesday 1 November	10am - 1pm	Hackney Central Library
Thursday 10 November	3pm - 6pm	Junction of Mare Street and Westgate St (outside Space Studios)

Hackney’s current Local Plan is a suite policy documents which sets out the spatial, planning framework for future development in the Borough. These policy documents are currently under review and will be combined to create a single document known as the Local Plan 33, or LP33. The Council’s Policy Team is at the initial stages of the Local Plan review and will be soon be consulting on a direction of travel document, detailing key challenges and issues going forward. More information can be found at:

hackney.gov.uk/local-plan-review

What happens next?

Following consultation, we will use the comments received to improve the Draft Hackney Central and Surrounds Masterplan. We will then refer the document Cabinet for adoption/publication early 2017.

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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