

DRAFT FUTURE SHOREDITCH AREA ACTION PLAN



APRIL 2019



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PART A

INTRODUCTION AND CONTEXT

INTRODUCTION

WHAT IS FUTURE SHOREDITCH?

The Future Shoreditch Area Action Plan (Future Shoreditch) sets out a vision for Shoreditch which will guide future investment and growth that delivers improvements for all.

Shoreditch has experienced phenomenal growth over the past 20 years, due to the geographical proximity to Central London and the once availability of affordable space, the area became a hub for creatives, tech entrepreneurs and hospitality. The characteristics and mix of the local community and economy defined the area, attracting global recognition as somewhere that is a great place to live and work, especially for younger people.

Shoreditch has more recently entered a new phase, continuing to draw investment, larger businesses, new residents and more visitors. Designations within the Central Activities Zone and City Fringe Opportunity Area Planning Framework means development is increasingly reflecting the commercial needs of the City. This plan will set out how investment and growth can still be supported whilst also protecting the existing communities and character of Shoreditch.

Whilst the area is predominantly an area of employment and this will continue to be the case, residential communities are an integral part of Shoreditch and will be essential for its continued success. Future Shoreditch is not just about guiding physical growth, but about supporting the realisation of social and environmental benefits that create a better overall quality of place and life for all.

In carrying forward many of the sites identified in the Sites Allocation Local Plan, Future Shoreditch provides more detailed planning and design guidance on the preferred use(s), mix, scale, height, massing, and accessibility of future development on identified opportunity sites. This will help provide greater certainty and ensure wider community and sustainability objectives will be delivered.

Preparation of Future Shoreditch provides the opportunity to engage the community and local stakeholders in an inclusive way. Joint consideration and deliberation of the issues facing Shoreditch will help create a comprehensive vision and tangible objectives for the area. This future vision for Shoreditch will be delivered through planning policies and site allocations that will secure the social, environmental and economic goals that underpin the growth and investment vision for Shoreditch.

Overall, the aim of preparing an AAP is to have a single, statutory document that provides clarity as to how the different places and sites across Shoreditch will be developed over the next 15 years and beyond. Future Shoreditch will form a part of LB Hackney's new Local Plan against which development proposals will be assessed.

WHAT ARE WE TRYING TO ACHIEVE?

PURPOSE OF THE AAP

Shoreditch is a unique and diverse area that encapsulates much of London's needs, demands and tensions. The popularity of the area and its designation as an Opportunity Area (which Shoreditch forms part of alongside Clerkenwell, Spitalfields, Aldgate and Whitechapel) has seen continued competition between land uses that includes retail, leisure, employment, residential, the evening and night-time economy.

Shoreditch has a core role to play in meeting the Greater London Authority's (GLA) employment and residential targets for the City Fringe Opportunity Area; with the London Plan stating a requirement of 8,300 new homes and 70,000 new jobs by 2031.

These competing pressures and intensity of use are placing a strain on protecting the character of Shoreditch and its ability to cater for such a diverse range of needs. As such, a comprehensive planning framework is needed to manage development and change in Shoreditch over the next 15 years.

The purpose of the Future Shoreditch Area Action Plan (Future Shoreditch) is to provide planning and development guidance to deliver positive, managed change that harnesses and reinforces the potential of the area and delivers ambitious, appropriate and sustainable development that benefits new and existing communities.



Figure 1. Hoxton Square, looking south

STATUS OF THE AAP

Future Shoreditch is a Development Plan Document (DPD) that will form a part of the suite of statutory planning documents comprising LB Hackney's new Local Plan.

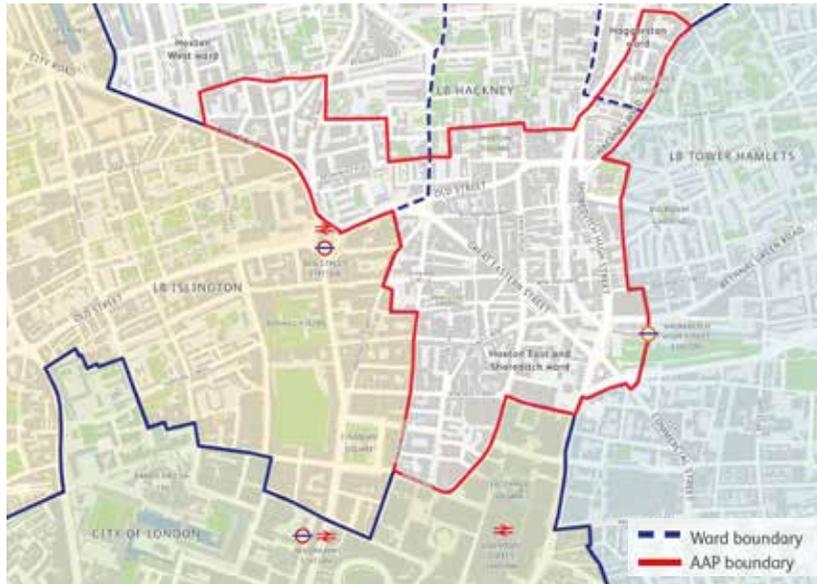


Figure 2. Future Shoreditch AAP Boundary

THE AAP BOUNDARY

The boundary of the Area Action Plan is largely defined to the west, south and east by the borough boundaries of the London Borough of Islington, the City of London and the London Borough of Tower Hamlets respectively.

The northern boundary falls within the Borough of Hackney and its precise alignment was the subject of considerable discussion during earlier stages of plan preparation. The northern boundary has been chosen because:

- It marks the limit of where most of the major known development sites are located;
- The boundary marks the threshold between the commercial area of Shoreditch and areas to the north which are characterised by established residential communities.

The boundary is important for the purposes of developing policies and identifying sites to deliver sustainable and positive growth. However, that is not to say the issues affecting surrounding neighbourhood areas are not reflected or responded to in this Plan. Consultation has and will continue to be carried out with surrounding communities to ensure the relationship between the AAP area and these communities will be considered in preparing Future Shoreditch. The Plan's policies seek to recognise and protect the distinct character and qualities of Shoreditch and respond to the needs of the communities both within and outside of the AAP area.

PREVIOUS CONSULTATION AND COMMUNITY ENGAGEMENT

As a statutory planning document, the Plan has followed an established process of formal consultation, providing opportunities to be involved throughout. This iterative approach has allowed the Plan to be shared, tested and discussed with local people through a constructive approach; helping to form a shared vision for Future Shoreditch.



Figure 3. Future Shoreditch Issues and Options Consultation

EARLY ENGAGEMENT

Recognising the complexity of Shoreditch, the Plan went through two rounds of early engagement to help us understand the key issues, challenges and opportunities facing Shoreditch:

- March - May 2017, Launch consultation – Key issues, challenges and opportunities facing Shoreditch.
- July 2017, Community workshops – Three community workshops in July, developed in response to the outcomes of the launch consultation and analysis of the area.

This approach was informed by engagement with the Future Shoreditch Community Panel; a group of local stakeholders brought together by the Council. The Panel consists of;

- residents
- business owners
- land owner representatives
- representatives from community groups
- Council officers; and
- Ward Councillors

Panel members play a fundamental role in shaping the approach to community engagement that will run alongside the Plan's production. Meeting at least three times a year and chaired by an independent facilitator, the main purpose of the Panel is to ensure that the diversity of local concerns, aspirations, challenges and ideas are constructively used to help develop policies contained within Future Shoreditch.

ISSUES AND OPTIONS CONSULTATION

The early engagement helped shape thinking around key topics and informed the formal round of Issues and Options consultation. The draft policies contained within this Plan build and reflect on feedback from this engagement, which ran for 8 weeks over January and February 2018.

The consultation presented a vision for the future of Shoreditch, identifying a number of key planning issues and options for the Council to consider and explore. Topics included (but were not limited to);

- the approach to managing the mix of land uses and activities;
- affordable housing and workspace;
- the evening and night time economy; and
- heritage and design
- transport and public realm

Feedback was sought from the public and stakeholders to help the Council develop a more detailed set of preferred policy options, contained within this Plan. In most cases respondents were asked to record their preference of the proposed policy options, alongside written feedback, providing a steer for the Council to explore further.

In total, over 300 comments were made at Issues and Options consultation. The full details of the consultation activities and findings are recorded in the Consultation Report, available on the Council's website at www.hackney.gov.uk/future-shoreditch.



Figure 4. Future Shoreditch Issues and Options Consultation materials

HOW TO RESPOND

The development of the Plan relies on engagement and interaction with the local community of residents, landowners, developers, businesses and other stakeholder groups. The Council is interested to hear the local views, comments and suggestions on the draft policies and guidance in this Plan in order to refine them and publish a final plan.

This document and all supporting documentation can be found online at:

 www.hackney.gov.uk/future-shoreditch

Hard copies of the draft AAP are available to be viewed at the Council offices:

 Hackney Service Centre
1 Hillman Street
London
E8 1DY

Comments on the document can be completed in the following ways:

Completing the online questionnaire on the Council's website:

 www.hackney.gov.uk/future-shoreditch

Feedback can be returned to the following addresses:

Email:

futureshoreditch@hackney.gov.uk

Post:

Future Shoreditch AAP consultation
London Borough of Hackney
2 Hillman Street
London
E8 1FB

 The deadline for responses will be: **21st June 2019**

STRUCTURE OF THE AAP AND HOW TO USE THE DOCUMENT

The document is structured around 4 parts, as described below.

For ease of reference, policies are highlighted throughout the document like this :-

POLICY F01

PART A: INTRODUCTION AND CONTEXT

Describes the AAP area and concisely summarises the analytical work and consultation undertaken, which serves as a foundation for the policies and guidance in the AAP.

PART B: THE AAP FRAMEWORK

This section establishes the over-arching AAP framework and the development objectives that the AAP seeks to meet through a range of area-wide policies. This section sets out the core elements of the AAP in terms of a land use strategy, approach to arts, culture, entertainment and retail uses, delivering high quality design and managing building heights, and a public realm framework.

PART C: SHAPING LOCAL NEIGHBOURHOODS

This section provides more detailed guidance for each of the defined Neighbourhoods within Shoreditch including detailed planning and design policy and guidance on the preferred use(s), mix, scale, height, massing, and urban design of prospective development for 11 identified opportunity sites.

This section also outlines the key public realm priorities for each Neighbourhood. The Neighbourhood guidance and site guidance is set in the context of the overarching AAP vision, objectives and policies contained in Part B. Developers are to refer to the Opportunity Site guidance and engage with the Council early on development proposals for these sites.

The Opportunity Site guidance includes an indicative site massing, which demonstrates some ways (but are not limited to) in which potential development / refurbishment of the sites, could come forward for delivery, in line with the Area Action Plan policies and urban design principles.

PART D: DELIVERY AND IMPLEMENTATION

This section sets out details on the implementation and delivery of the Area Action Plan. This includes a detailed Implementation Plan setting a series of projects and tasks required to deliver the AAP.

PLANNING POLICY CONTEXT

NATIONAL POLICY

NATIONAL PLANNING POLICY FRAMEWORK (2018)

The Plan must comply with national policy guidance as set out in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). Future Shoreditch will take into account the law as set out in the Localism Act (covering Duty to Co-operate and Neighbourhood Plans) and the Planning and Compulsory Purchase Act.

The NPPF has introduced a presumption in favour of sustainable development that requires local planning authorities to plan positively to seek opportunities to meet objectively assessed development needs. The NPPF continues to place significant emphasis on the need to ensure the vitality of town centres known as the “town centres first” approach. Guidance indicates that local planning authorities should define policies which support the vitality and viability of town centres at the heart of the community.

Due to its City Fringe and CAZ location, Shoreditch is not designated as a town centre itself, but many of these policies are still relevant and promote similar town centre uses and functions. Future Shoreditch will establish policy that is in keeping with national policy and proactively plans for positive, sustainable growth.

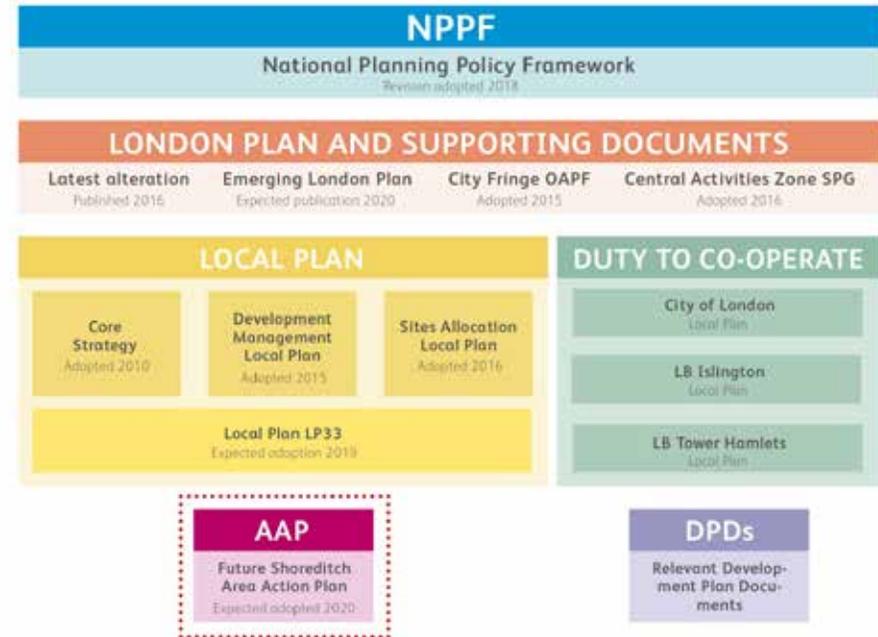


Figure 5. Planning Policy Hierarchy

LONDON POLICY

LONDON PLAN (2016)

The London Plan is prepared by the Mayor of London, bringing together strategies dealing with housing, transport, economic development and the environment. It explores how the separate strategies can be co-ordinated to complement one another for the benefit of the whole city.

It also provides an overarching framework for all of the London boroughs to develop their Local Plans. Legally, all Local Plans must be in general conformity with the London Plan. The London Plan is currently undergoing review and is due to be adopted in 2020.

The following section outlines the policy position of the London Plan and its influence on Shoreditch.

CENTRAL ACTIVITIES ZONE – SUPPLEMENTARY PLANNING GUIDANCE

The majority of the Future Shoreditch AAP area falls within London's Central Activities Zone (CAZ). The CAZ represents the largest concentration of the city's financial and globally-oriented business services.

Shoreditch is home to many globally significant cultural industries; particularly a cluster of tech based businesses and evening and night-time economy uses. Adopted in March 2016, the Supplementary Planning Guidance provides detailed guidance relating to key issues within the CAZ.

Guidance which is directly relevant to the Future Shoreditch AAP area included with the SPG includes the following:

- The need for a co-ordinated approach to the introduction of Article 4 Directions in light of the forthcoming expiration of the CAZ's exemption of permitted development rights within the CAZ and Tech City areas.
 - The importance of managing the attractions of the CAZ and the contribution they make to the city's visitor economy.
 - Tall buildings in the CAZ and acknowledging the emergence of a cluster of tall buildings in the City Road area.
- The importance in the City Fringe and Tech City areas in providing affordable workspace and small offices;

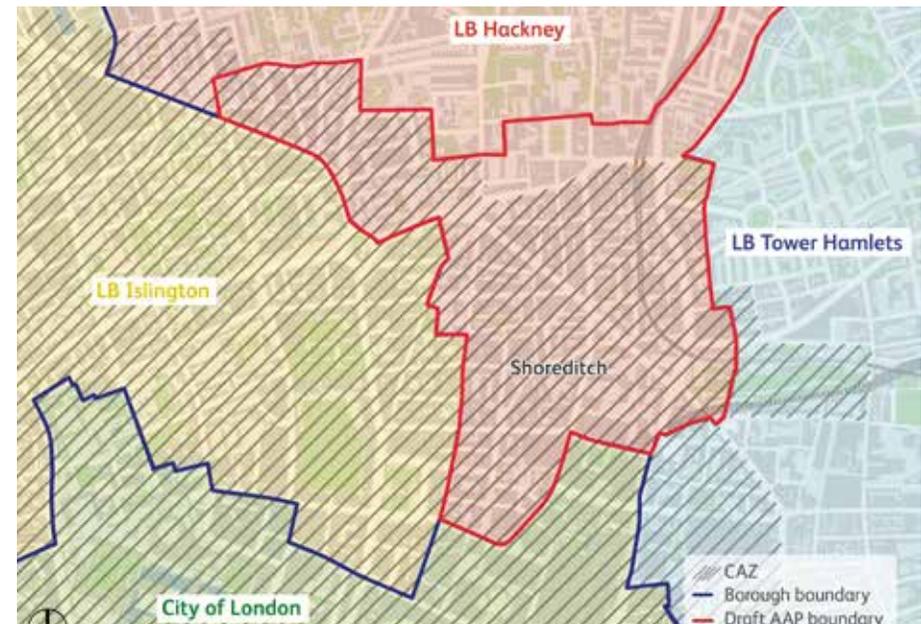


Figure 6. Draft AAP Boundary, Central Activities Zone (CAZ) and borough boundaries

CITY FRINGE/TECH CITY OPPORTUNITY AREA PLANNING FRAMEWORK

The City Fringe area is identified as an Opportunity Area that has an important role to play in meeting London's growth targets. The entire Future Shoreditch area falls within the Core Growth Area, forming an essential part of the growth corridor up to Dalston and Hackney Central. This is where the majority of employment growth is expected to occur.

The Framework was adopted in December 2015 and sets out strategies to drive tech-led regeneration in east London. A wide range of issues relevant to Future Shoreditch are addressed in the OAPF. Some of those considered to be of particular relevance include the following:

- The background to and importance of Tech City;
- Permitted Development Exemption and the important future role of Article 4 Directions in protecting office floorspace from changes of use;
- Issues associated with striking the right balance between growth in employment floorspace and growth in the provision of residential development;
- The important role of affordable workspace and policies to secure its continued provision in new development; and
- The importance of a mixed and vibrant economy in the City Fringe.

Future Shoreditch will build on its strengths as a world-renowned destination for culture, creativity, entertainment and innovation. The Plan will support the importance of a diverse and mixed economy through the evening and night-time economy; visitor and leisure attractions; specialist retail uses; and the needs of tech-based businesses clustered within Tech City.

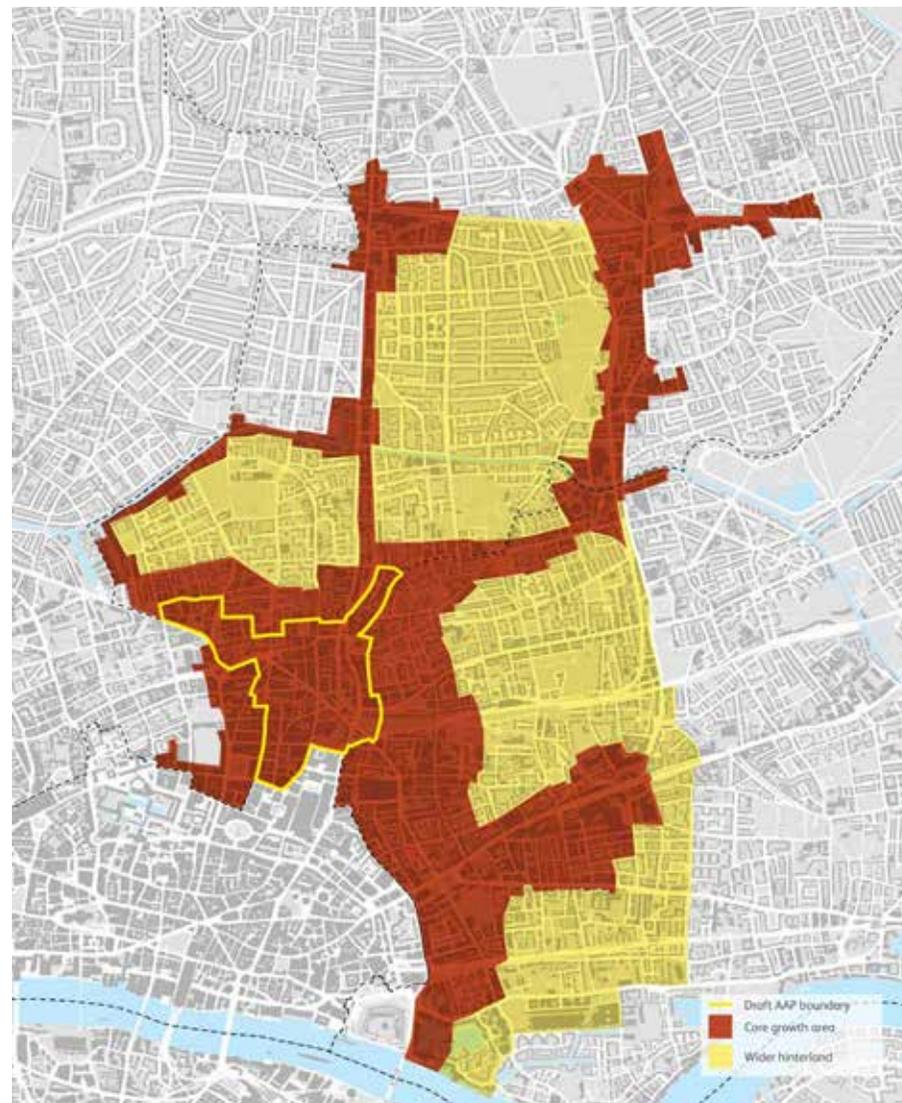


Figure 7. The City Fringe Opportunity Area (with draft AAP boundary added)

NEIGHBOURING AUTHORITIES

Shoreditch sits at the southern end of the borough and as such is in close proximity to the boroughs of Islington and Tower Hamlets as well as the City of London. Whilst the Plan sits within a broader framework of borough-wide policies and strategies, it will also need to work in coordination with these neighbouring authorities and their policies.

The NPPF now requires local planning authorities to prepare and maintain statements of common ground which document cross-boundary matters being addressed and the progress made in addressing them. This requirement will be tested and verified during the examination process before the AAP can be formally adopted.

It is therefore important for Future Shoreditch to work in tandem with the emerging and adopted local policy positions of neighbouring boroughs. This cooperation has many far-ranging benefits and will be instrumental in helping address cross-boundary issues and objectives such as air quality and pollution; tall buildings; housing need; demand for workspace; transport issues; and the evening and night-time economy.

Local Planning Authority	Status of the Local Plan	Expected Adoption
City of London	<ul style="list-style-type: none"> - Undertaking review to guide development up to 2036 - Completed consultation on the draft Plan (February 2019) 	Autumn 2020
London Borough of Islington	<ul style="list-style-type: none"> - Undertaking review to guide development up to 2035 - Completed consultation on the draft Plan (January 2019) 	Late 2020
London Borough of Tower Hamlets	<ul style="list-style-type: none"> - Undertaking a review to guide development up to 2031 Examination in Public 	Spring 2019

LOCAL POLICY

LOCAL PLAN 2033 (LP33)

The Council is currently undertaking a comprehensive borough-wide Local Plan review of its development plan documents and evidence base. The Local Plan 2033 (LP33) was submitted to the Planning Inspectorate on the 23 January 2019 for Examination in Public.

See more: www.hackney.gov.uk/LP33-exam

Future Shoreditch is not being developed in isolation, but alongside the new Local Plan for the Borough. Policies within the Local Plan will also apply to the Future Shoreditch Area. Once examined and adopted, Future Shoreditch will form part of the development plan for the borough and its policies and strategies directly shaping new development and change in the area.

The LP33 evidence base and draft policies have informed the development of the draft policies outlined in this document. Alongside the core components of LP33, the Plan has been informed by and work in synergy with broader strategic objectives across Hackney. This includes various Hackney documents such as:

- Community Strategy 2018-2028
- Corporate Plan 2018-2022
- Transport Strategy 2015-2025
- Air Quality Action Plan 2015-2019
- Joint Health and Wellbeing Strategy 2015-2018

LP33 considers a variety of issues and proposes policies that are relevant to the whole Borough as well as specific to Shoreditch. Some of these issues include:

- Place policy for Shoreditch and Hoxton
- Housing type and tenure
- Employment and office floorspace
- Affordable workspace
- Evening and night-time economy
- Design standards
- Environmental standards

Visit the following address to keep up to date with the progress of LP33:
www.hackney.gov.uk/LP33

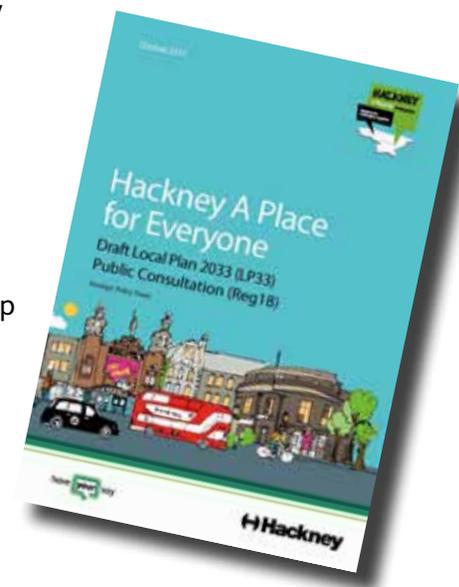


Figure 8. Draft Local Plan 2033 (LP33) October 2018

SHOREDITCH TODAY

SHOREDITCH IN CONTEXT

LOCATION AND ROLE

Shoreditch is located in the south of the Borough, bordered by Tower Hamlets to the east, the City of London to the south and Islington to the west. At the time of the 2011 Census, approximately 12,500 people lived in the Future Shoreditch draft AAP boundary.

Shoreditch is crossed by a series of core A-roads including Shoreditch High Street, Great Eastern Street and Old Street; as well as a network of smaller, quieter streets. Shoreditch is home to a wide range of different uses including a variety of offices and workspaces, shops, restaurants and bars as well as some established and new residential neighbourhood, throughout and to the north of the draft boundary. The area continues to attract an influx of new businesses, commercial activities and residents.

The south of Shoreditch has recently seen major large scale commercial developments, taking advantage of the close proximity to the City. The north has a more traditional character of low-mid density residential and mixed use buildings. North of the AAP boundary is home to larger, long established residential neighbourhoods. In comparison, Shoreditch is home to relatively few open or green spaces that are more typical to the many neighbourhoods found across Hackney.

As the creative heart of London, Shoreditch is a thriving metropolitan area home to a large concentration of creative industries. Its city fringe location provides excellent transport infrastructure and a rich heritage of recreation and trade has given rise to a distinctive and attractive built environment unique to Shoreditch.



Figure 9.. Calvert Avenue, looking west

HISTORIC DEVELOPMENT

The area first developed at the intersection of two Roman roads; Old Street and Kingsland Road. Shoreditch has a rich heritage of creativity, production and trade; home to the medieval tanning and brick-making industries; and later, London's first play houses.

Originally a wealthy residential enclave outside of the congested inner city, inhabitants were searching for cleaner air and more space. Piecemeal development first established itself along the main roads, in time followed by intensification of the back-land areas; leading to the intricacy of yards and alleys found today.

Victorian warehouses that housed many industries including clothing, furniture and shoe making are a lasting feature of the area. The area declined after the Second World War with extensive bomb damage prompting some large scale redevelopment.

The 1980s saw a revival with many of these former warehouses and workshops colonised by artists studios, galleries and a vibrant nightlife taking advantage of the affordable land values which then prevailed.

Today Shoreditch is a hub of diverse commercial activity and is one of the Borough's best performing employment centres. Local residential communities are found throughout the AAP area and in the north, home to many large estates. The warehouse style buildings have endured although there is an increasing amount of new development coming forward.

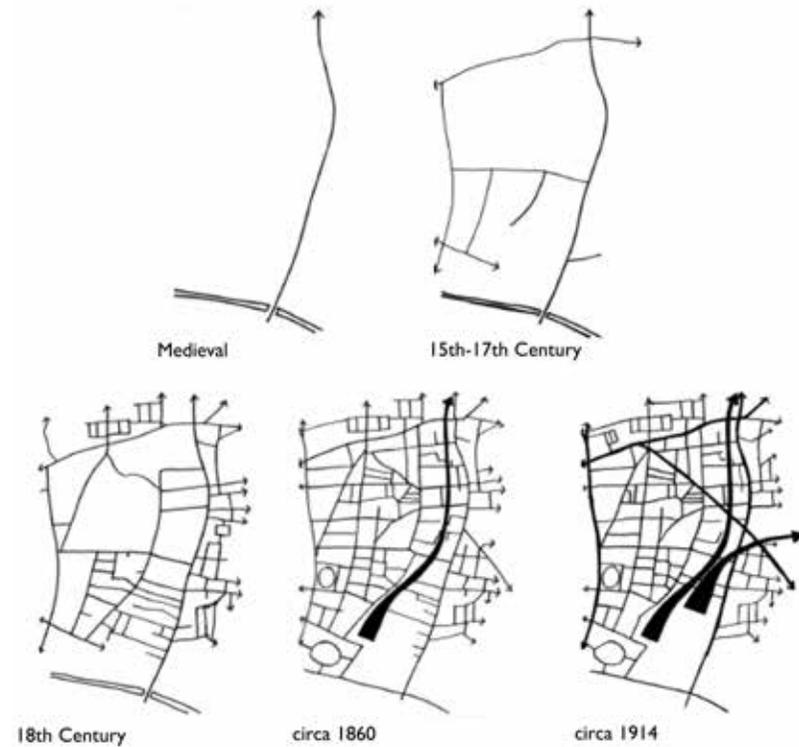


Figure 10. Historic street pattern (key routes)

KEY ISSUES, OPPORTUNITIES AND CHALLENGES

The following section contains a summary of key issues, opportunities and challenges that have been identified through community engagement; baseline analysis; emerging evidence base studies; and the issues and options consultation.

Figure 11. Hoxton Square, looking west





Figure 12. Hoxton Square, looking west



Figure 13. Old Fire Station, Terbanacle Street



Figure 14. Thoresby Street

GROWTH THAT BENEFITS ALL

The area has seen significant growth and change over the last two decades. That's brought huge opportunities and benefits but also real challenges including - managing the night time economy, increased traffic, poor air quality, the high cost of living and an increasing perception that a gap is growing between those who feel the benefits of a growing economy and those that don't. Future Shoreditch has a key role in supporting a sustainable and cohesive community in Shoreditch.

PROVIDING A RANGE OF AFFORDABLE PLACES OF WORK

Rising land values are making it increasingly difficult for smaller businesses, artists and cultural uses to work in the area. These uses continue to play a fundamental role in defining the character of the area. Shoreditch risks losing its unique character and activity if these uses cannot continue to operate in the neighbourhood.

DELIVERING NEW HOMES

Shoreditch is a highly desirable place to live and as such purchase and rental prices are continuing to climb. This is a London-wide problem though certain aspects may be more pronounced in Shoreditch including affordability of housing, particularly larger dwellings. Huge demand and lack of supply are increasing property rents, prices and land values.



Figure 15. Corner of Great Eastern Street and Shoreditch High Street

NEW JOBS, HOMES AND COMMUNITY FACILITIES... PROVIDING THE RIGHT BALANCE

Demands for workspace and new homes need to be appropriately balanced with the variety of other uses unique to Shoreditch including the evening and night-time economy, affordable workspace and third sector uses.



Figure 16. Shoreditch High Street

SHOPPING IN SHOREDITCH

Shoreditch falls within the Central Activities Zone which will direct retail, leisure, cultural, tourism and commercial activity to the area. There is a need to manage the distribution of this activity to find an appropriate balance and mix of uses in Shoreditch.



Figure 17. Rivington Street

THE DAY TIME, EVENING AND NIGHT TIME ECONOMIES

There is a need to manage the evening and night-time economy in terms of its offer and effects on local people. Shoreditch is home to many bars, night clubs and licensed premises and the anti-social behaviour that is frequently associated with such uses.

In contrast, consultation and evidence base studies has revealed a lack of diversity in terms of seated restaurants, community and entertainment uses.



Figure 18. Great Eastern Street

THE DESIGN OF NEW DEVELOPMENT AND THE IMPORTANCE OF HERITAGE ASSETS

Market pressures and demand for modern, large scale commercial space is seeing a large number of applications for high density and tall buildings in Shoreditch. As the area includes a number of conservation areas and other heritage assets, there is a need to ensure that these types of development respect local character and heritage assets.



Figure 19. Great Eastern Street, looking east

TRAFFIC MANAGEMENT

Shoreditch is a main gateway into London that suffers noise and air pollution associated with busy roads and congestion. Much of this is through traffic that moves through the area on route to somewhere else. This is creating an unsafe, unhealthy and unwelcoming environment in Shoreditch.



Figure 20. Leonard Circus

SUSTAINABLE TRAVEL AND PUBLIC REALM

Parts of Shoreditch are home to poor quality streets and public spaces that overall lacks much greenery. There is a desire to see improvements to the choices for sustainable travel into and around the area. This particularly includes promoting walking, cycling and public transport and how this can be supported through an enhanced quality of public realm.

NEIGHBOURHOODS

One of the chief characteristics which makes the Future Shoreditch area special is its diversity – both in terms of the vibrant range of uses and activities that take place there, and the diversity of its built character and residential communities, both within and surrounding the area. New buildings sit alongside creatively adapted and reused historic buildings, with both making significant contributions to the area’s success.

This varied character changes quite significantly across the area as a whole. Certain types of activity are more prevalent in certain areas, with some particular locations having established clusters of specific types of activity which attract visitors from a wide area. Similarly, within this varied townscape, some parts of the area benefit from a more consistent scale and form of development – one which has proven resilient to economic cycles.

As a tool to help manage new development proposals coming forward, a number of neighbourhoods have been defined in the Future Shoreditch AAP. The boundaries between these areas have been defined based on analysis of their varied respective built and land-use characters. Analysis of prevailing urban grain, building heights, heritage assets and land uses was undertaken. This leads to areas with contrasting character being identified for each layer of analysis. When each layer of this analysis is overlaid, neighbourhoods of specific character emerge.

The neighbourhoods identified are as follows:

- The Edge of the City neighbourhood;
- Central Shoreditch neighbourhood;
- City Road neighbourhood; and
- Shoreditch High Street and Hackney Road neighbourhood.

Informed by an appreciation for the features which contribute positively to the respective character of each, these neighbourhood areas are useful when considering the mix of uses, public realm priorities and form and scale of development considered appropriate in any given area.



Figure 21. Curtain Road, looking South

NEIGHBOURHOODS SUMMARY

THE EDGE OF THE CITY

The Edge of the City neighbourhood marks the threshold between the commercial core of the City Fringe / Tech City area east of the City of London and the core Shoreditch area. Within a short walk of Liverpool Street Station, the area is characterised by large scale, modern office buildings. This type of floor space plays an important role in London's economy.

CENTRAL SHOREDITCH

The Central Shoreditch neighbourhood is archetypal Shoreditch - full of diversity and life by day which carries over into a vibrant evening and night time economy. It is predominantly an area of work and employment but with a vibrant and richly diverse mix of residential, arts, culture and entertainment uses which have creatively adapted, reused and refurbished the robust and versatile brick warehouse buildings. It is the contrast in scale and character, combined with the proximity of the city-scale modern offices to the south and west which gives this area its unique energy and appeal.

SHOREDITCH HIGH STREET AND HACKNEY ROAD

The Shoreditch High Street spine, which continues north along Hackney Road, is a busy and bustling high street environment with generous pavements and a varied built character. The quality of the townscape is generally better on its western side. The character of the area is defined by this wide movement axis which differs from the more intimate streets and spaces in the Central Shoreditch area. The area plays an important role in supporting the day to day lives of those who live and work in the area.

CITY ROAD

The City Road neighbourhood is a diverse and rapidly changing part of Shoreditch. Benefitting from exceptional levels of public transport accessibility, the Neighbourhood is appropriate for a more balanced mix of uses with significant patches in the area falling between the Priority Office Areas of Shoreditch and Wenlock. City Road and Old Street present key commercial axis which can support a wide range of activities and high density development.

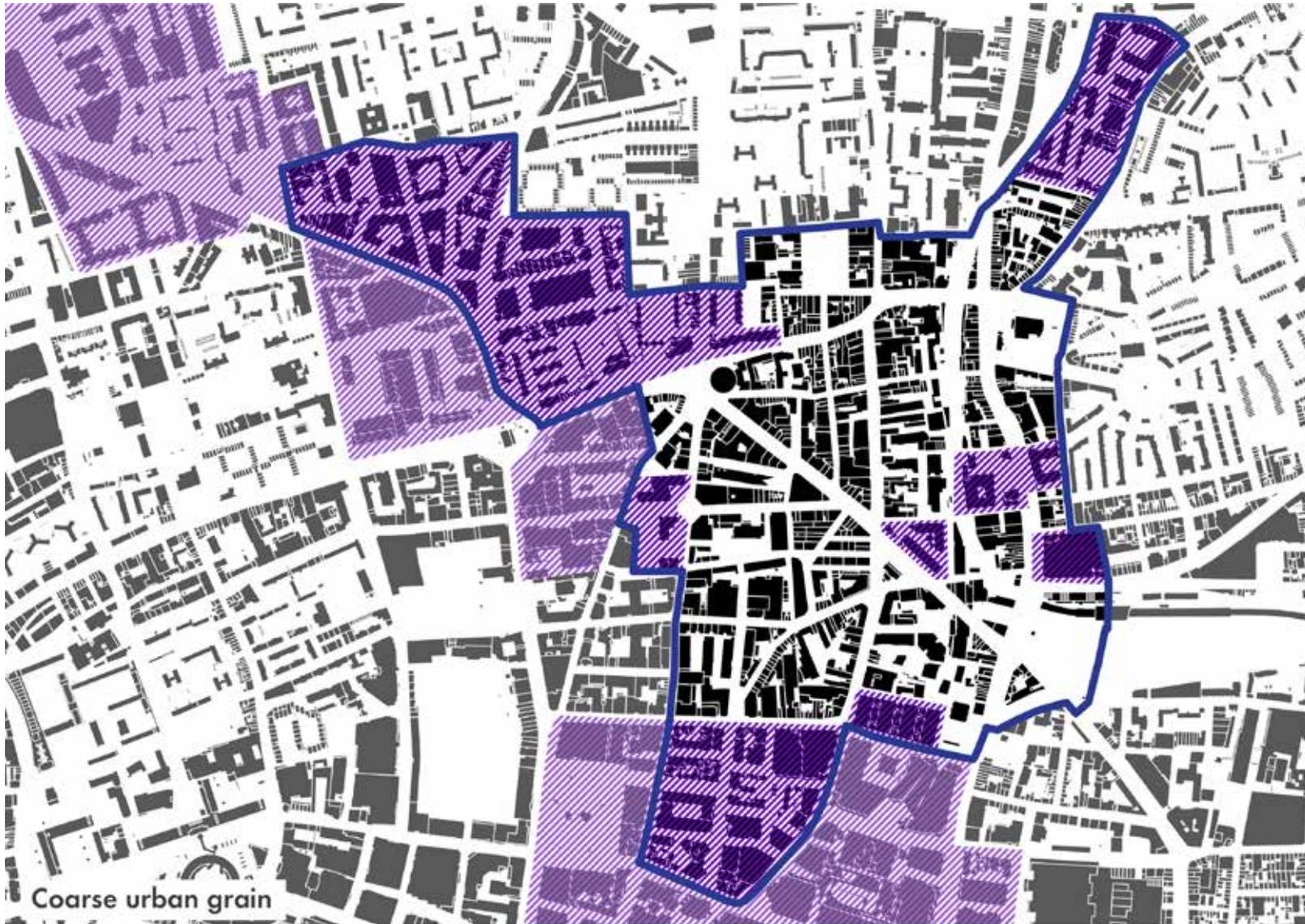


Figure 22. Coarse urban grain areas / areas with larger building footprints

▨ Areas characterised by coarser urban grain ■ Building footprint

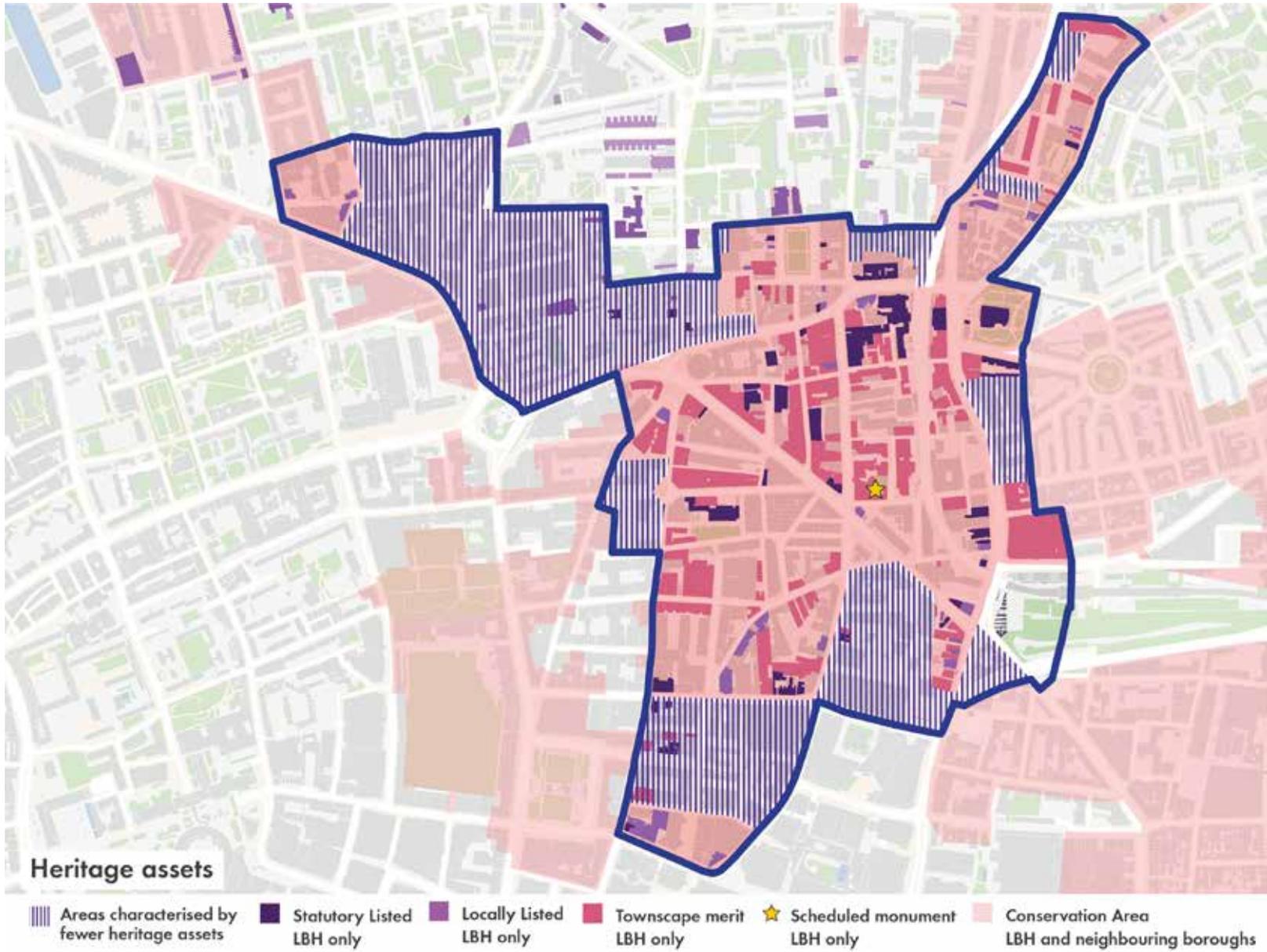


Figure 23. Heritage Assets

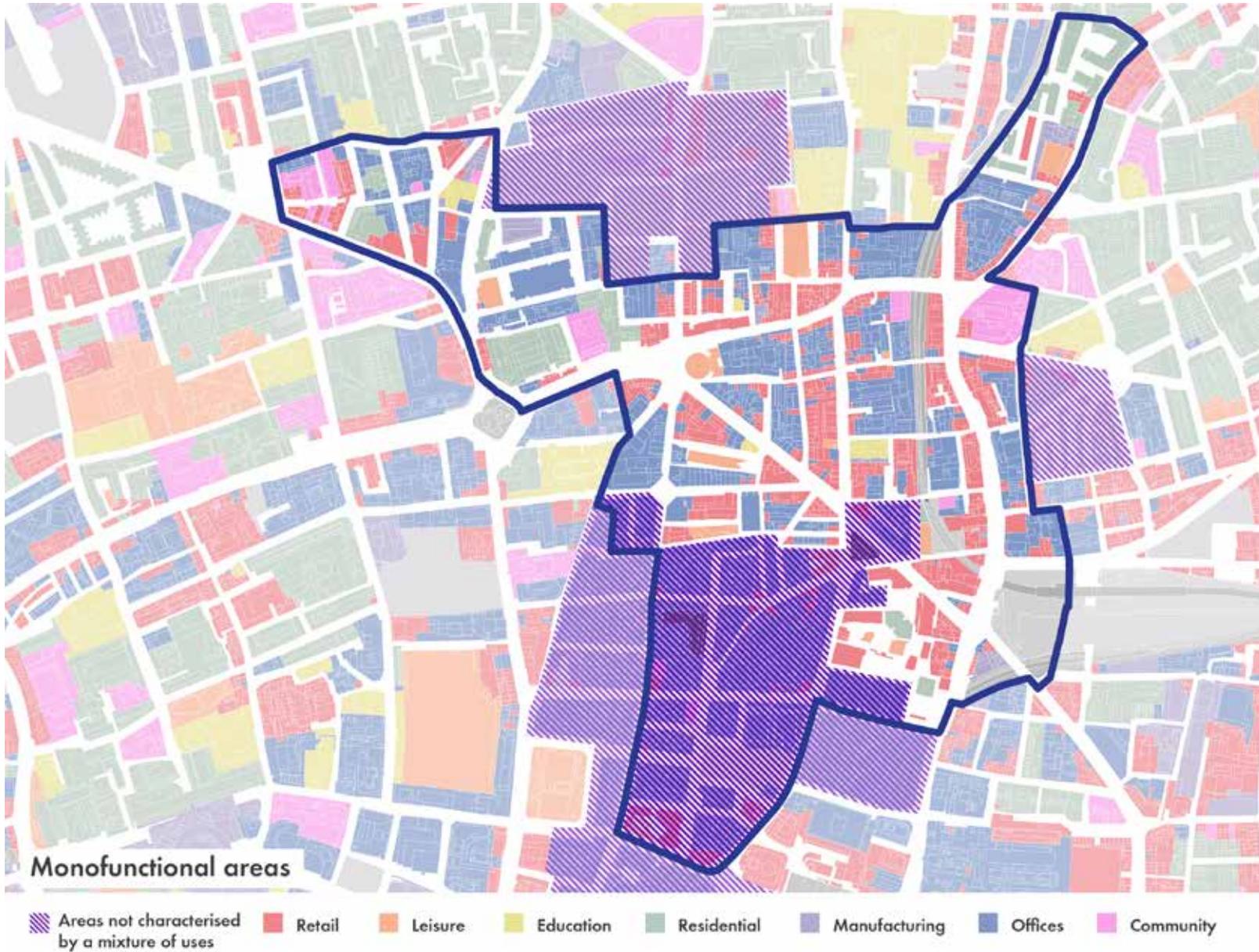


Figure 24. Areas not characterised by a mixture of uses

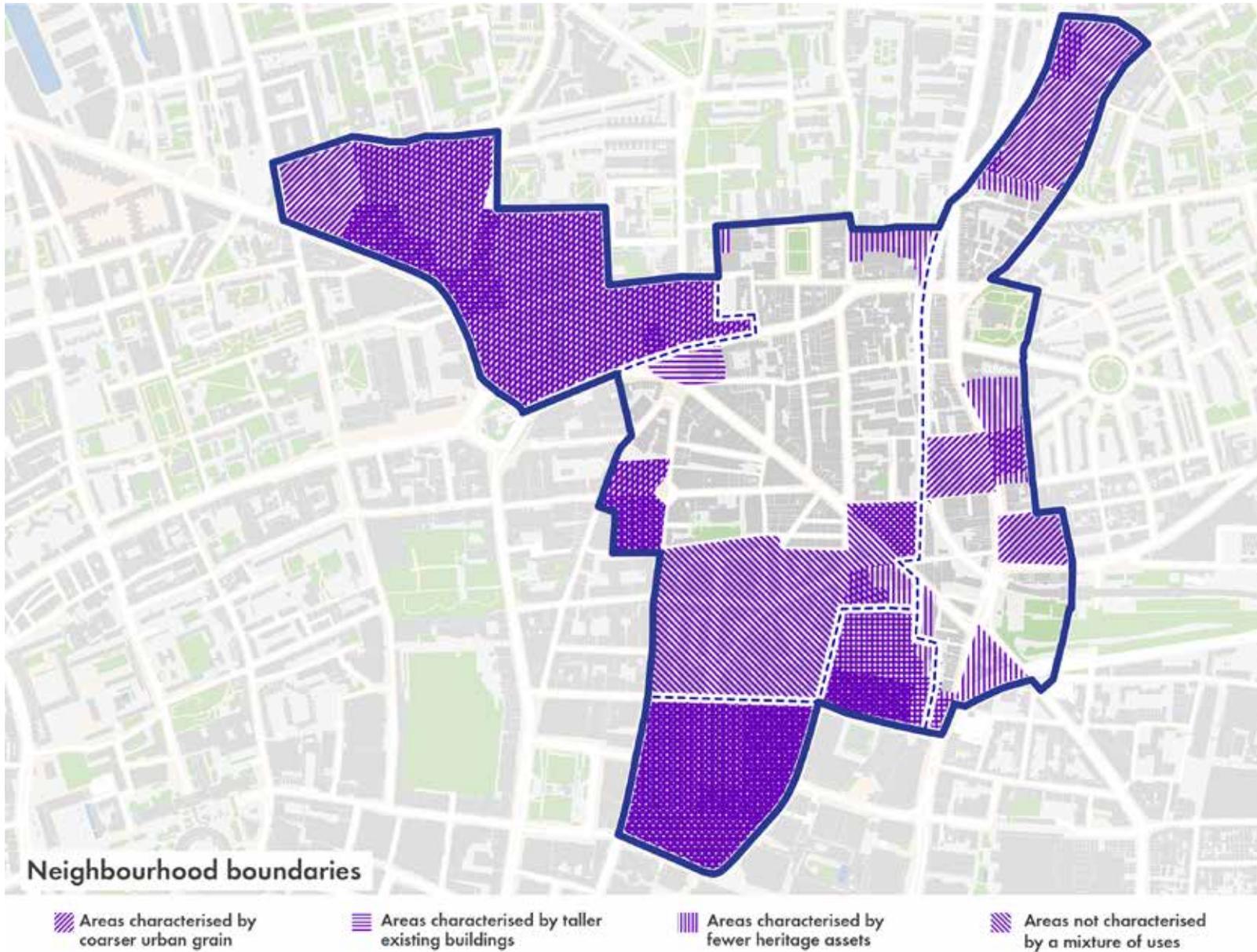


Figure 25. Neighbourhood boundaries

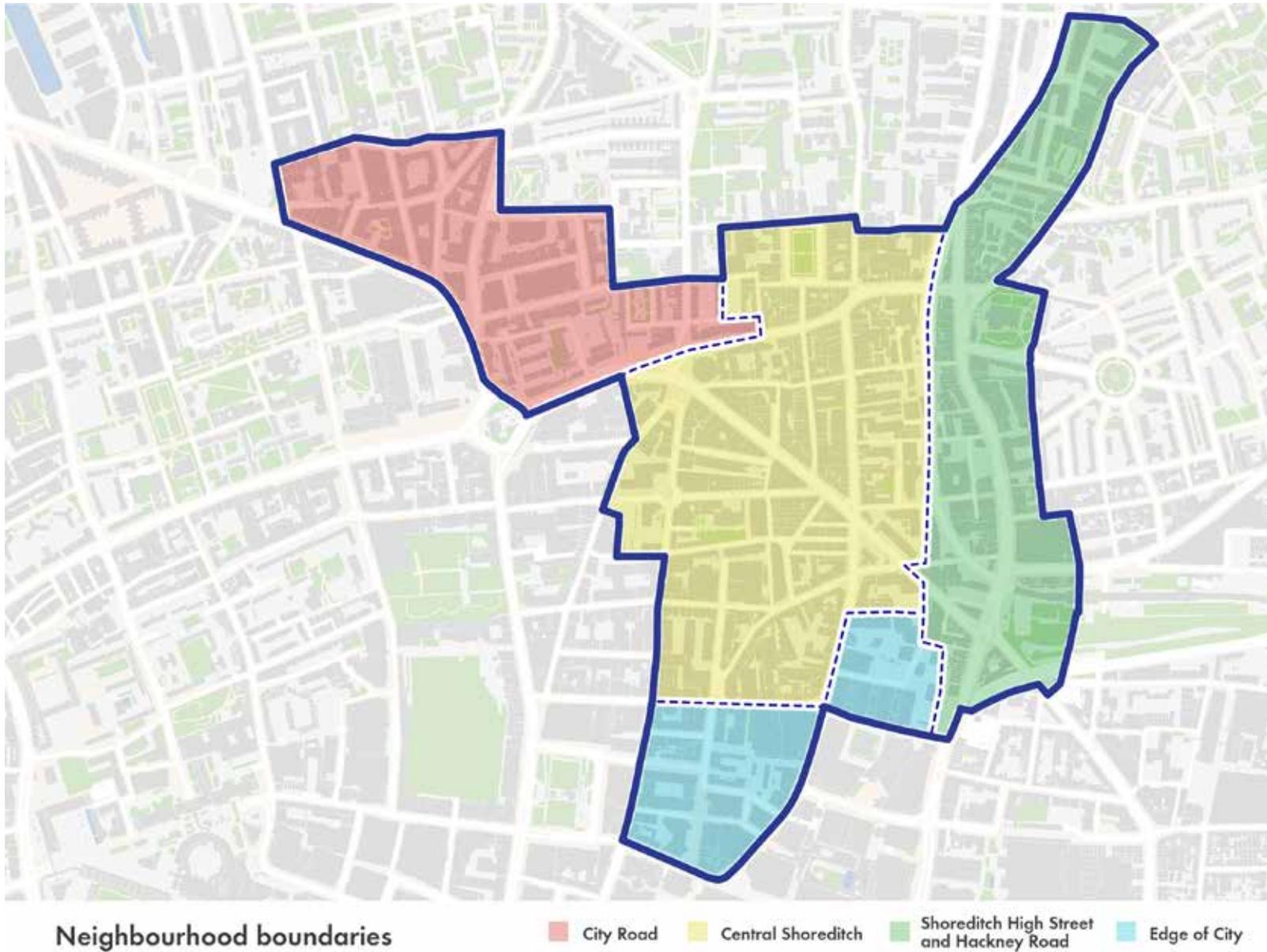


Figure 26. Neighbourhood area boundaries

PART B

THE AAP FRAMEWORK

VISION STATEMENT

SHOREDITCH IN 2034

Shoreditch will be a thriving and vibrant destination recognised internationally for Tech City; the home of creative, digital and tech industries. Shoreditch will have succeeded in delivering over new homes, jobs and supporting infrastructure to be a place where people want to live, do business and spend time.

A positive, balanced land use strategy will set the basis for a diverse mix of activities including employment, retail, cultural, leisure and residential uses. As the creative heart of London, this will include flexible office space for start-ups as well as space for artists, craftspeople and cultural producers.

Building on the area's world renowned heritage for culture, theatrics, entertainment and leisure, the evening and night-time economy will include more diverse uses.

The historic environment will be preserved through careful management and enhancement of the area's heritage assets and townscape character. Design guidance will set the bar high, helping to achieve a high quality of development in Shoreditch that is sensitive to its local context.

By 2034, the area will be a greener place with a much improved public realm and choice of sustainable modes of transport. Improved air quality and reduced motor vehicle usage will contribute to Shoreditch being a more healthy, vibrant, safe place to spend time and move through.

Shoreditch will be a safe and affordable place to live and work, seen as a pioneer for social cohesion between residential and business communities calling the area home. All residents will share in the successes of Shoreditch, seeing an improved quality of life through access to high quality and affordable homes, community facilities, skills, training and employment.



OBJECTIVES

Future Shoreditch has a series of objectives that will seek to protect the attributes and features that make Shoreditch special; address the challenges and demands being placed on the area; and take steps to realise the opportunities presented in order to secure the economic, social and environmental future of Shoreditch.

Future Shoreditch will use the following objectives to shape the proposed policy guidance for the area. This approach helps establish an easy to use tool to check against as the area develops in line with the vision.

OVERARCHING OBJECTIVES

- a) To secure the economic, social and environmental future of the area by:
 - Protecting the assets and features of Shoreditch;
 - Addressing and rising to the challenges and demands being placed on Shoreditch; and
 - Taking steps to realise the opportunities being presented to the area.
- b) To build social cohesion between residential and business communities in the area. Sharing the benefits and successes across all people living in; working in; and spending time in Shoreditch. Future Shoreditch will support the positive interaction of people and the expression of their views.

JOBS, SHOPS, HOMES AND PEOPLE

- c) To balance the need to create jobs and promote employment in Shoreditch, with the need to accommodate housing growth in an area.
- d) To respond proactively to the demand for growth in the area, and harness the benefits of development by maximising the potential of underutilised sites and the contributions they can make to the whole community and overall environment.
- e) To address the affordability of workspace in Shoreditch and maintain the rich mix of creative, tech industries, small businesses and start-ups which help define the area's appeal.
- f) To deliver new homes and address the issue of affordability through the provision of a range of dwelling types, sizes and tenures to sustain mixed and balanced communities in Shoreditch.
- g) To protect and enhance Shoreditch as a destination for the evening and night-time economy whilst recognising the needs of people who live and work in Shoreditch on a daily basis.
- h) To maintain and enhance the retail and leisure uses associated with Shoreditch and its role within the CAZ as a competitive retail destination for London and Hackney.

SHOREDITCH'S SPECIAL CHARACTER

- i) To support the appropriate location and sensitive design of all development in Shoreditch in a way that reinforces the area's unique sense of place.
- j) To deliver high quality urban design in Shoreditch that enhances the distinct local character and setting of its varied heritage assets including Conservation Areas, Scheduled Monuments, Listed Buildings and Locally Listed Buildings.
- k) To reinforce the historic character and fine urban grain of the area, enhancing the network of streets and public spaces that encompass the fabric of Shoreditch through a public realm strategy.

STREETS, SPACES AND MOVEMENT

- l) To improve the choice of sustainable travel options in Shoreditch, and encourage walking and cycling as safe and healthy choices of movement.
- m) To improve the air quality, streets and spaces in Shoreditch through the reduction of traffic congestion; increased street planting; the enhancement of existing green spaces; and provision of new public spaces.
- n) To take advantage of planned infrastructure improvements including Old Street roundabout and the introduction of Crossrail and Crossrail 2; taking strategic moves to improve the public realm within, and relationship between, these nodes.

AREA WIDE POLICIES

The policies in this section cover the whole Future Shoreditch area, and form part of a suite of policies which will be used in the determining of planning applications in Shoreditch.

The full suite of policies are:

Within this Area Action Plan:

- Area-wide policies (Part B)
- Neighbourhood policies (Part C)
- Site Allocations for opportunity sites in the Future Shoreditch (Part C)

Other Plans:

- London-wide policies in the London Plan;
- Borough-wide policies in the new Borough-wide Local Plan (LP33)



Figure 28. Old King's Head, Holywell Row

The Area-wide policies include the following:

Delivering Growth that benefits all

- Policy FS01 - Supporting New Jobs in Shoreditch
- Policy FS02 - Achieving a Balanced Mix of Uses

Tackling Affordability

- Policy FS03 - Providing Affordable Places of Work
- Policy FS04 - Delivering New Genuinely Affordable Homes

Supporting a vibrant, diverse and accessible day, evening and night-time economy

- Policy FS05 - Supporting Arts Culture, Entertainment and Retail
- Policy FS06 - Local Shops

Protecting Shoreditch's Special Character

- Policy FS07 - Delivering High Quality Design
- Policy FS08 - Managing Building Heights

Promoting more sustainable transport and improved public realm

- Policy FS09 - Delivering High Quality Public Realm

DELIVERING GROWTH THAT BENEFITS ALL

RELEVANT AAP OBJECTIVES:

- a) To secure the economic, social and environmental future of the area by:
 - Protecting the assets and features of Shoreditch;
 - Addressing and rising to the challenges and demands being placed on Shoreditch; and
 - Taking steps to realise the opportunities being presented to the area.
- b) To build social cohesion between residential and business communities in the area. Sharing the benefits and successes across all people living in; working in; and spending time in Shoreditch. Future Shoreditch will support the positive interaction of people and the expression of their views.
- c) To balance the need to create jobs and promote employment in Shoreditch, with the need to accommodate housing growth in an area.
- d) To respond proactively to the demand for growth in the area, and harness the benefits of development by maximising the potential of underutilised sites and the contributions they can make to the overall environment.

Shoreditch is the London Borough of Hackney's prime employment centre and a strategically important economic driver for the borough and London as a whole. The area has seen significant growth over the past 20 years that has brought huge opportunities and benefits – including new jobs, homes, shops, culture and entertainment.

But rapid change brings real challenges. As more people want to make Shoreditch their home, demand for housing, workspace and opportunities in this area is increasing. We see higher house prices and rents, different businesses and bigger, taller buildings in the area. Residents have been clear that some people feel left behind by this change – that they cannot afford to live here. That new jobs aren't for them. Businesses and creative industries are also being displaced due to the rising rents.

The Council wants to ensure that this growth is inclusive – bringing benefits to existing communities and businesses while securing the economic growth that will mean new opportunities for everyone. This Plan responds proactively to the demand for growth in the area, and harnesses the benefits of development to see the area transform with better and more inclusive public spaces, more genuinely affordable homes and workspace, improved streets and air quality, new high quality developments that respect the rich heritage and character of Shoreditch, and more work and training opportunities for local people.

KEY FACTS

- There is a complex and diverse mix of uses in Shoreditch.
- The City Fringe area around Shoreditch and Old Street is the biggest sub-economy in Hackney and is home to 43 % of employment in the borough.
- The area hosts approximately 40,000 jobs in the hospitality, business and financial services, digital, creative and corresponding supply chain sectors.

OFFICE

- The Shoreditch area at the south of the Borough is the largest and most important employment area in the Borough, as recognised in the expansive proposed Priority Office Area (POA) designation in the proposed new Local Plan.
- The majority of employment space is office space (B1a use class).
- Shoreditch has developed a distinct offer around creative, cultural, tech and night time economy activities.
- Over 38,000 people are employed in Shoreditch in 2,900 businesses.
- Employment in shoreditch makes up 30 % of the total employment in Hackney.
- The type of office floorspace within Shoreditch ranges from small business workspaces, in the form of studio units and co-working spaces, to large corporate office floorplates for professional service companies.
- Hackney's employment evidence suggest a strong need for B1a office (a minimum of 117,000sqm up to 2033).

RETAIL AND LEISURE

- The Borough's Town Centre & Retail Study 2017 confirms that approximately 40 % of the ground floor uses in the Shoreditch area are occupied with A1 uses, 15 % comprise of A3 restaurants & cafes and 15 % are occupied by A4 drinking establishments.
- Shoreditch does not have a traditional retail core. Instead the area has much more fluidity and variation between existing and emerging retail and commercial leisure provision dispersed throughout the area
- Shoreditch has a large and popular leisure offer based predominantly around its evening economy which caters to a potentially larger catchment than its retail offer.
- As at March 2018, there is a total of 18,799 sqm of A use class floorspace (A1 - A5) and 4,258 sqm of D use class floorspace consented in schemes within Shoreditch.

POPULATION

- AAP area grew by approximately 65 % to approximately 12,500 people between the 2001 and 2011 census.

HOTELS

- There is already a concentration of the Borough's hotels in the Shoreditch area. The Shoreditch area has experienced significant growth in hotel development in recent years.
- In December 2017, the GLA revised their supply and demand figures for visitor accommodation. The need figure, for Hackney, between 2015 and 2041 is 3,382 more units (hotels, hostels, etc.).

STUDENT HOUSING

- Whilst the Borough does not have a university, over the last decade a significant number of student bed spaces have been proposed and delivered in designated employment areas. These facilities serve a number of nearby institutions in neighbouring boroughs.

WHAT YOU TOLD US

- The diversity of uses is critical to Shoreditch's character.
- The concentration of small businesses across the Shoreditch area is highly valued.
- Concern that growth in demand for, and supply of, large floor plate office space is displacing units or shared workspaces aimed at SMEs.
- Creative, cultural and third sector uses should form a proportion of commercial space.
- Arts and cultural venues, community facilities, shops and housing should be prioritised as part of mixed use proposals, rather than bars, pubs and clubs.
- Consideration needs to be given to the type of retail and the balance between high street and independent shops.
- The benefits of investment and growth in the core Future Shoreditch area should extend into established residential areas to the north.



Figure 29. 'Adore and Endure', Great Eastern Street

POLICY FS01

SUPPORTING NEW JOBS IN SHOREDITCH

- a) New development proposals must:
- i) Not result in the loss of B1 floorspace within the Shoreditch and Wenlock Priority Office Areas;
Seek to deliver a minimum of 60 % of overall new floorspace as B1 use class within the Shoreditch and Wenlock Priority Office Areas, and the proportion of new office floorspace in new development proposals can vary between the relevant defined Neighbourhoods, as follows:
 - Edge of The City – at least 75 % of floorspace in B1 use class
 - Central Shoreditch – at least 60 % of floorspace is B1 use class
 - Shoreditch High Street and Hackney Road – at least 50 % of floorspace proposed should be B1 use class
 - The City Road Neighbourhood - at least 50 % of floorspace is B1 use class
 - ii) Include a mix of uses, including housing where suitable and viable in accordance with Policy FS02;
 - iii) Retain industrial floorspace where appropriate in accordance with Local Plan Policy LP28 Protecting and Industrial Land and Floorspace in the Borough; and
 - iv) Require new business space to be designed flexibly in accordance with Local Plan Policy LP26 New Employment Floorspace to accommodate a range of unit sizes including where appropriate, units suitable for occupation by creative enterprises and start-ups.

Hackney Local Plan (2033) policy cross reference:

- LP26 New Employment Floorspace
- LP27 Protecting and Promoting Office Floorspace in the Borough
- LP28 Protecting and Promoting Industrial Land and Floorspace in the Borough
- LP30 Railway Arches
- LP31 Local Jobs, Skills and Training
- LP13 Affordable Housing

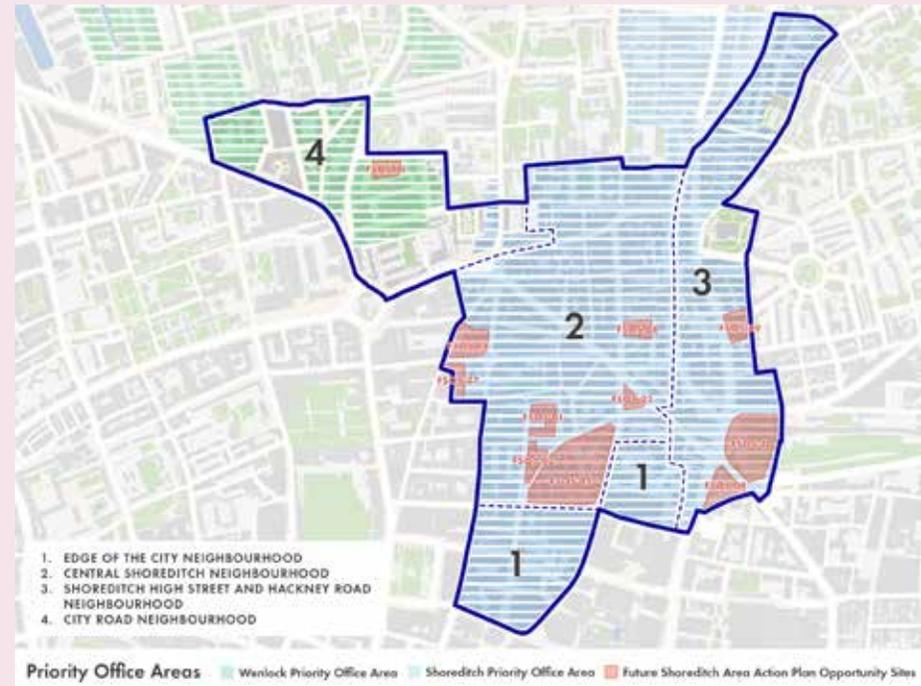


Figure 30. Priority Office Areas

WHY WE ARE DOING THIS

The Future Shoreditch area is a major focus for growth and investment. Forming part of the City Fringe Opportunity Area and part of the Central Activities Zone, the area plays an important role in supporting London's status as one of the pre-eminent global cities. The majority of the Future Shoreditch area also falls within Hackney's Priority Office Area designation. In order to meet projected employment needs over the next 15 years, the Local Plan (LP33) directs offices to the most sustainable locations with the strongest office markets, within the POAs and the CAZ. Development involving the loss of employment floorspace within POAs will not be supported.

Hackney's proposed Local Plan policy LP27 establishes that at least 60% of the overall new floorspace within the Shoreditch and Wenlock POAs is employment (B1 use class). The Shoreditch POA covers the majority of the Edge of The City, Central Shoreditch and Shoreditch High Street and Hackney Road neighbourhoods and the Wenlock POA covers much of the City Road neighbourhood as shown in Figure 30 above. In order to meet the overall LP33 target of at least 60% of new floorspace being in B1 employment use whilst reflecting the variety of land use characters across the Future Shoreditch area, the AAP puts in place a more nuanced policy approach to help more effectively meet the objectives of the Plan.

Employment floorspace should be provided in line with the targets in part Aii. of the Policy FS01. The thresholds outlined in the Future Shoreditch's different neighbourhoods provide a framework which supports and promotes the delivery of mixed use developments in each neighbourhood and on identified opportunity sites. The Central Activities Zone extends across most of the Future Shoreditch area. This London Plan policy encourages a range of commercial and cultural activities across central

London which help to maintain London's vibrancy as one of the world's most attractive and competitive business locations. Whilst residential uses are encouraged within the CAZ, particularly within identified Opportunity Areas (the City Fringe Opportunity Area covers the entire Future Shoreditch area), they should not compromise the business, culture or other key functions of the zone. The land use thresholds outlined under Policy FS01 seek to ensure no such compromise occurs.

However, other uses are needed to support Shoreditch as a vibrant, healthy place to live, work and spend time. Much of what makes Shoreditch so special derives from its diversity. Shoreditch will also play a key role in delivering new homes, including genuinely affordable homes to meet the needs of residents in the Borough.

Shoreditch also has a mix of light industrial and industrial uses. These uses are particularly important in servicing central London. In order to help retain vital industrial land and floorspace in Shoreditch, the Plan protects these uses and new development will be required to retain or re-provide the industrial floorspace where there is demand. Co-location with other uses in Shoreditch is also supported.

POLICY FS02

ACHIEVING A BALANCED MIX OF USES

- a) The Council supports mixed-use development proposals in the Future Shoreditch area in accordance with the following criteria:
- i) Proposals with 100% B1 use class floorspace will not be permitted unless the site is allocated as such or it can be demonstrated that it is unviable or unsuitable to introduce other land uses, including housing where appropriate;
 - ii) Ground floor retail, leisure, entertainment or community uses are included where appropriate to support a vibrant mix of uses in the Central Activities Zone or in the identified frontages set out in Policy FS05 or Policy FS06;
 - iii) In mixed use schemes including residential accommodation, self contained residential units (C3) are the priority residential land use in accordance with Local Plan Policy LP12. Proposals involving the provision of other forms of residential accommodation will only be permitted where applicants can demonstrate that it is not feasible to deliver C3 residential development on the site.

Hackney Local Plan (2033) policy cross reference:

- LP8 Social and Community Infrastructure
- LP9 Health and Wellbeing
- LP10 Arts, Culture and Entertainment Facilities
- LP12 Housing Supply
- LP25 Visitor Accommodation



Figure 31. Shoreditch High Street, looking south

WHY WE ARE DOING THIS

In order to meet the Borough's employment needs up to 2033 (minimum 117,000 sqm), delivering a range of new offices and workspaces is the priority land use for new development within the Future Shoreditch area. However, this should not be done at the expense of the mixed and varied character of the Future Shoreditch area - character which is seen as one of its most important assets. The vibrant day and evening time economies play a hugely important role in supporting London's financial and technology sectors.

The area has a reputation as one of London's creative hubs and this helps attract thousands of visitors to the Shoreditch area every year. In this context, 100% office developments will not generally be supported unless it can be demonstrated that an employment led mixed-use scheme is not viable or appropriate. This is to ensure that the special qualities that make Shoreditch a unique and vibrant place are retained.

Mixed-use development within the Future Shoreditch area will play a critical role in helping the Council to meet other key delivery targets over the plan period. Housing delivery is one of the most pressing issues facing London and it is important that the Future Shoreditch area plays its role in meeting pressing housing needs alongside continued employment growth. The Council would welcome housing being delivered as part of mixed use developments where suitable and viable. Ground floor retail, leisure, entertainment and community uses are considered appropriate where they deliver other policy or site allocation requirements outlined in this Plan and where they create publicly accessible spaces that meet the needs of the community.

In order to best address pressing housing needs and in accordance with relevant Local Plan Policy 12 Housing Supply, self contained C3 dwellings are the priority residential land use in the Borough. Although purpose-built student housing, visitor accommodation and shared housing help to satisfy some forms of identified need, they all compete directly for a limited land supply with conventional self-contained housing, for which Hackney has an overriding need. The Council is therefore prioritising the need for and delivery of C3 self-contained housing over those uses.

TACKLING AFFORDABILITY IN SHOREDITCH

RELEVANT AAP OBJECTIVES:

- e) To address the affordability of workspace in Shoreditch and maintain the rich mix of creative, tech industries, small businesses and starts-ups which help define the area's appeal.
- f) To deliver new homes and address the issue of affordability through the provision of a range of dwelling types, sizes and tenures to sustain mixed and balanced communities in Shoreditch.

Tackling the affordability of workspace and housing in Shoreditch is a key objective of this Plan. The scale of economic growth in Shoreditch and increase in working and resident population in the area places significant stress on land values and rents. Ensuring a sufficient supply of space suitable for these businesses along with maximising the delivery of genuinely affordable homes is a key priority to deliver sustainable communities in Shoreditch.

AFFORDABLE HOUSING

KEY FACTS

- To meet the Council's housing need, 1,750 homes need to be built in Hackney each year between now and 2033.
- Residential property values in Hackney have consistently tracked 10-20% above the London average over the last year.
- The average price of a home in Hackney is around £550,000. The average house price is 15 times the average earning of a household.
- Prices in the EC2A postcode area, which best aligns with the core Shoreditch area, have been consistently higher than the wider Shoreditch area.
- The average cost of Share Ownership in Hoxton West ward and Hoxton East and Shoreditch Ward is £701,123 and £658,856 respectively.
- The cost of renting in Hackney has increased by 44% since 2012.
- Given the high values in Shoreditch, the cost of private housing, private renting and some intermediate tenures (particularly larger bedrooms) is increasingly unaffordable to those on lower and medium incomes.

WHAT YOU TOLD US

- Support for more genuinely affordable housing.
- Housing availability, quality and suitability, and a lack of affordable places to rent is a concern.
- Questions raised about what the term 'genuinely affordable housing' means in reality.
- On-site affordable housing provision is key.
- High cost of living in Shoreditch means that communities are being broken up. The younger generation cannot afford to live/stay and only 'newcomers' can afford to live there.

AFFORDABLE WORKSPACE

KEY FACTS

- Shoreditch is a key focal point for this small business activity. Shoreditch accommodates a significant proportion of micro and small businesses:
- Of the 4,035 businesses located in Shoreditch 82 % are micro businesses (0-9), dominated particularly by those which are 0-4, and 14 % are small businesses (10-49). However, the average business in Shoreditch is decidedly larger than in benchmark areas, with a higher proportion of the business structure consisting of those with 5 employees or more (31 % compared to 18 % for Hackney, 19 % for London, and 22 % for England) and a large band sized between 5 to 49 (27 %).
- Shoreditch is the home of start-ups within the tech sector in particular. Some of the strong sectors include media creation, and computer programming and IT consultancy.
- Self-employment is particularly strong in Shoreditch, comprising 18.1 % of economic activity compared to 12.4 % in Hackney borough and 11.7 % in London. This demonstrates the culture of entrepreneurship in Shoreditch and can be considered a proxy for SMEs.
- However retention of this character is threatened. Research by UHY suggests that the Shoreditch/ Old Street area has seen a major decrease in business start-ups, reducing by c.70 % between March 2015 and March 2016, falling from first to sixth in UK rankings of business start-up activity.
- Shoreditch was announced in 2004 as one of London's original Opportunity Areas. This placed the area amongst 10 others in Inner London which were being targeted for significant housing and/or employment growth. Of these 10 Opportunity Areas, Shoreditch has had the highest change in office values, with a 182 % increase since it was announced in 2004. Office values are now the second highest of the Opportunity Areas in Inner London (around £57/ sqft).
- Although office rents in Shoreditch have increased significantly, they still lag behind office rents in the prime City of London market, currently around £60/sqft. This is despite the gap closing in recent years.
- Demand for large floor plate and smaller office/ SME workspace. In recent years managed workspace providers have increased their presence in Shoreditch.
- The market is providing a range of large, office spaces that is attracting larger businesses, it is apparent that to both retain existing levels of activity and the diversity of businesses, as well as to continue to grow job opportunities, a broad range of workspace needs to be provided, with a particular need for more affordable, small, flexible spaces that cater for start-up businesses and creatives in particular.

WHAT YOU TOLD US

- Loss of creative organisations, lack of affordable workspace and the impact of restriction to the night time economy is a concern.
- Small, creative and independent businesses are leaving as the cost of workspace increases. These organisations that contribute most to the unique character of Shoreditch.
- Mixed views on whether affordable workspace should be mandatory or not in new development.
- Consideration should be given to involving end users in the design of affordable workspace.



Figure 32. Hackney House, Curtain Road

POLICY FS03

PROVIDING AFFORDABLE PLACES OF WORK

- a) New major employment/mixed used development within the Shoreditch and Wenlock Priority Office Area should provide affordable workspace or low cost workspace, equating to a minimum of 10% of gross new employment floorspace in accordance with Local Plan Policy LP29.
- b) Where development requires the provision of low cost or affordable workspace, applicants should:
 - i) Engage with workspace operators early in the application process to inform/support delivery of appropriate space of sizes and flexibility;
 - ii) Deliver a range of workspace typologies where appropriate to meet the needs of businesses in Shoreditch; and
 - iii) Provide an Affordable Workspace Statement which defines the parameters on how the affordable workspace will be secured and operated.



Figure 33. The Trampery, Old Street

Hackney Local Plan (2033) policy cross reference:

Policy LP29 Affordable workspace and Low Cost Employment Floorspace.

WHY WE ARE DOING THIS

Tens of thousands of people work in Shoreditch every day, the heart of Hackney's economy and an international destination. Home to Tech City, it contains a large concentration of tech and creative businesses, as well as having a rich cultural heritage and bustling nightlife. However with land prices having risen so sharply in recent decades, issues associated with affordability in Shoreditch are particularly acute making it increasingly difficult for start-ups and smaller businesses, artists and cultural uses to work and thrive in the area. These uses continue to play a fundamental role in defining the character of the area. Shoreditch risks losing its unique character and activity if these uses cannot continue to operate in this location.

The borough's employment evidence suggests that there is a need to provide affordable and low cost floorspace within the borough to support the needs of start-ups, SMEs and cultural and creative enterprises such as artists' studios and designer-maker spaces, as well as charities and social enterprises. Local Plan Policy 29 sets out that the Council will seek either the inclusion of a proportion of affordable workspace, or the re-provision of low cost floorspace, within major commercial development schemes, and within major mixed-use schemes in the borough's designated employment areas, CAZ and town centres. This policy is triggered in schemes that provide over 1000sqm of gross employment floorspace. Within a mixed-use scheme, affordable or low cost workspace would only be required if the scheme incorporates over 1000sqm of gross employment floorspace.

Low cost workspace is employment floorspace which may be secondary or tertiary in nature, of a lower quality or specification, with cheaper rents or leases, often providing space for start-ups, creative or light industrial occupiers such as artists or makers' spaces. In line with Local Plan Policy 29, any major proposal in Shoreditch which involves the redevelopment of existing low cost floorspace must re-provide the maximum economically feasible quantity of low cost floorspace as part of the scheme. This

low cost floorspace should be provided within an equivalent B use class in perpetuity. Existing occupants should be re-housed within the development where possible.

If the low cost employment floorspace equates to less than 10% of gross new employment floorspace or there is no low cost workspace to be re-provided as part of a major development scheme, new affordable workspace should be provided at no more than 40% of the locality's market rent in perpetuity, subject to affordability.

The Council's first preference is for the affordable workspace to be secured through a legal agreement with a Council approved workspace provider. Applicants should engage with workspace operators early to ensure that all new employment space meets a range of business/sector needs and support future business growth (from start-ups through small, medium and large commercial businesses).

All development which provides affordable or low cost workspace will be required to submit an Affordable Workspace Statement to the Council for approval. The statement must set out how the affordable or low cost workspace will be delivered and operated in accordance with the Council's employment and affordable workspace policies and demonstrate how the affordability is secured for the end user. Engaging with a workspace provider at an early stage will help applicants gain approval of the workspace statement. If the applicant is seeking to operate and manage the affordable workspace element themselves or through a subsidiary or associated entity the discount will be applied to the end users. Further guidance on the format and content of the Affordable Workspace Statement can be requested.

POLICY FS04

DELIVERING NEW GENUINELY AFFORDABLE HOMES

- a) The Council will seek the maximum reasonable amount of affordable housing, subject to viability and site context in line with Local Plan Policy P13.
- b) For schemes of 10 units or more:
 - i) A minimum 50 % of housing units will be sought as on-site affordable housing, subject to the requirements set out in a) above.
 - ii) Conventional C3 housing schemes will need to deliver affordable housing in accordance with the following tenure split:

Affordable Housing Tenures	Type of Affordable Housing	Proportion Required
Social Rent/London Affordable Rent	Social	60 %
Hackney/London Living Rent or London Shared Ownership or other genuinely affordable products that the Council considers appropriate	Intermediate	40 %

- c) The Council will seek types of genuinely affordable housing and prioritise the delivery of Social Rent alongside Living Rent in line with Local Plan Policy LP13, having regard to average house prices, private rents and wages in Shoreditch.

- e) Affordable housing contributions are required on schemes of 1-9 units in line with Local Plan Policy LP13.
- f) Affordable housing is also sought from alternative housing products and development such as Build to Rent developments, student accommodation and other forms of specialist housing in line with Local Plan housing policies.
- g) All proposals should provide a good mix of unit sizes in line with the following dwelling mix priorities:

Housing Tenure	1 bed	2 bed	3 bed +
Social Rent/London Affordable Rent	high	high	high
Hackney/London Living Rent or London Shared Ownership or other genuinely affordable products that the Council considers appropriate	higher than 3 bed +	higher than 3 bed +	low
Market	higher than 3 bed +	higher than 3 bed +	low

Hackney Local Plan (2033) policy cross reference:

Chapter 7. Meeting Hackney's Housing Need

LP12 Housing Supply

LP13 Affordable Housing

LP14 Dwelling Size Mix

LP15 Build to Rent

LP16 Self/Custom-Build Housing

LP17 Housing Design

LP18 Housing Older and Vulnerable People

LP19 Residential Conversions

LP20 Student Housing

LP21 Large Scale Purpose-Built Shared Housing

LP22 Houses in Multiple Occupation (HMO)

LP23 Gypsy and Traveller Accommodation

LP24 Preventing the Loss of Housing

LP25 Visitor Accommodation

WHY WE ARE DOING THIS

Shoreditch is a highly desirable place to live and as such purchase and rental prices are continuing to climb. This is a London-wide problem though certain aspects may be more pronounced in Shoreditch including affordable housing and dwelling size.

To further maximise the delivery of genuinely affordable housing in Shoreditch we need to make sure that the type of housing delivered on larger sites of 10 units or more, is affordable to Hackney residents having regard to average house prices, private rents and wages in different parts of Hackney. This means that different affordable housing tenure products will be appropriate for different parts of the Borough. Given the high land values in Shoreditch, the cost of private housing, private renting and some intermediate tenures is increasingly unaffordable to those on lower and medium incomes.

Policy FS04 therefore prioritises the delivery of genuinely affordable housing products in Shoreditch including Social Rent and Living Rent which could help address this element of housing need in Shoreditch. Shared ownership may also be an acceptable intermediate tenure depending on the size of units, and where the total monthly costs including the rental element are demonstrably affordable. The rental element will be secured at an affordable level through legal agreement.

In order to better meet our housing need, small sites (1-9 units) will also be required to contribute towards affordable housing delivery either through on-site provision or off-set monetary contributions which could then fund Council-led projects to deliver genuinely affordable housing in line with Local Plan Policy . Affordable housing will also be sought on alternative forms of housing in Shoreditch such as Build to Rent, Student Accommodation, Specialist Housing (e.g housing older and vulnerable people) and large-scale purpose-built shared housing in line with Local Plan policies.

There is a diverse population in Hackney, with an equally diverse range of housing needs and requirements across the borough; this means ensuring that a good selection of housing types and tenures are built. The Council recognises that there is a need for all types of dwellings sizes and tenures in new development however given the acute housing affordability issues in Shoreditch, there is a need to prioritise the delivery of smaller one and two bed units within shared ownership and intermediate rented tenures.

It may also be more acceptable to deliver a lower proportion of family-sized private units within a scheme where this can be demonstrated to deliver a greater proportion of genuinely affordable units on site. It is important to continue to prioritise the delivery of all unit sizes within the social rented tenure in line with Local Plan Policy LP14 Dwelling Size Mix to reflect Hackney's greatest housing need and to ensure mixed and balanced communities in Shoreditch.

SUPPORTING A VIBRANT, DIVERSE AND ACCESSIBLE DAY, EVENING AND NIGHT-TIME ECONOMY

RELEVANT AAP OBJECTIVES:

- g) To protect and enhance Shoreditch as a destination for the evening and night-time economy whilst recognising the needs of people who live and work in Shoreditch on a daily basis.
- h) To maintain and enhance the retail and leisure uses associated with Shoreditch and its role within the CAZ as a competitive retail destination for London and Hackney.

Shoreditch is home to a diverse collection of day time, evening and night-time economy uses that have helped define it as a nationally and internationally recognised destination for arts, culture, entertainment and leisure. The area's retail role and function has also matured into one providing a specialist and boutique range of shops which differs to other retail areas in Hackney. These are unique assets that contribute much to the area's economy, vibrancy and is now an established part of the area's character. To maintain Shoreditch's unique cultural and retail offering and its global reputation, Future Shoreditch protects these existing assets and encourages new activities by identifying key frontages.

KEY FACTS

- Shoreditch accommodates a significant proportion of micro and small businesses.
- The Borough's Town Centre & Retail Study 2017 confirms that approximately 40% of the ground floor uses in the Shoreditch area are occupied with A1 uses.
- The role and function of Shoreditch as a retail location is different from that of the other centres in the Borough. The majority of retail space in Shoreditch is specialist 'boutique' shops rather than the day to-day shopping which typifies the offer in many of the other centres in the Borough.
- The Future Shoreditch area falls within the London Plan's Central Activities Zone (CAZ).
- The emerging new Hackney Local Plan (LP33) proposes new CAZ frontage be allocated in Shoreditch. Evening and night time economy uses comprise a wide range of uses including A3 restaurants, A4 drinking establishments, D2 uses such as cinemas, dance and concert halls, music venues and bingo halls and some sui generis uses such as casinos, theatres, music venues and night-clubs.
- Hackney's Evening and Night-time Economy Behaviour Study found levels of evening and night time activity in Shoreditch comparable only to the most intense hot-spots of Westminster and Camden.
- Alongside hotels, the evening and night time economy in Shoreditch supports a range of jobs including lower skilled jobs which are beneficial to some sections of the local labour force.
- The Greater London Authority has monitored the plight of grass roots music venues, finding that the rate of closure of such venues has stabilised. Shoreditch is synonymous with London's creative and grass roots music scene.

WHAT YOU TOLD US

- In the Hackney: A Place For Everyone survey, local residents expressed the general view that new shops and amenities including chains were welcomed, but raised concerns about the accessibility and exclusiveness of the existing shops in some areas.
- The opportunity exists to encourage greater diversity in the night time economy, and support for a wider range of creative organisations.
- Mixed views around the level of restriction, control or regulation that should be placed on the night time economy.
- Recognition of the importance of the evening economy sector to the local economy. Some residents feel evening and night time activities have intensified to an unacceptable level.
- Strong desire for a broader range of arts and cultural venues and activity/uses linked to the local residential community.



POLICY FS05

SUPPORTING ARTS, CULTURE, ENTERTAINMENT AND RETAIL

- a) New major arts culture and entertainment are supported in Shoreditch subject to satisfying the requirements of relevant Local Plan policies LP10 and LP38.
- b) New arts, culture, entertainment and retail uses, particularly at ground floor level, will be supported on key frontages identified in purple on Figure 35 and listed below;
 - Old Street;
 - Southern end of City Road;
 - Great Eastern Street;
 - Shoreditch High Street;
 - Curtain Road between Old Street and Worship Street;
 - Rivington Street;
 - Charlotte Road;
 - Western end of Bethnal Green Road; and
 - Western end of Redchurch Street.
- iii) Development involving a change from ground floor A or D2 use class to B use class will be resisted unless the proposal also includes an A use class or D2 use class component to protect the character and vitality of these frontages.
- iv) Redevelopment of sites along these key frontages should not result in a net loss of B1 floorspace.
- vi) All proposals should provide active frontages to contribute to the vitality and viability of the key frontages.
- c) The loss of arts, culture, entertainment and retail in Shoreditch is resisted in line with Local Plan Policies.
- d) Proposals for uses that would result in the diversification of the evening and night time economy will be supported.
- e) Large-scale commercial, arts/cultural or community development should incorporate local social infrastructure such as free drinking fountains and free publicly accessible toilets as part of the development and provide for the long term maintenance of facilities.

Within these Key Frontages:

- i) New ground floor uses should be active and contribute positively to the arts, culture and entertainment activities and/ or retail character of these streets.
- ii) Changes of use within A use class and D2 use class on ground floor are supported subject to other policies within this Plan and the Local Plan 2033.

Hackney Local Plan (2033) policy cross reference:

- LP10. Arts, Culture and Entertainment Facilities
- LP32 Town Centres
- LP26. Shops outside of designated centres
- LP37. Small and Independent Shops
- LP38. Evening and night time economy
- LP39. Over-concentration of uses

WHY WE ARE DOING THIS

Shoreditch has emerged as a major destination in London for the area's diverse evening and night-time economy and hotel offer. In recognition of the particular concentration of uses in Shoreditch, the area is identified in the London Plan as a Central Activities Zone (CAZ) Specialist Cluster for arts, culture and entertainment uses. The area is also identified as a CAZ retail cluster in view of the important contribution the area makes to the evening and night time economy. These two related London Plan CAZ policy designations should be seen in tandem. Both acknowledge the special character of the area.

Shoreditch is an area rather than a centre. The commercial activities distributed across the area are not considered appropriate to warrant the designation of a retail centre. But maintaining and improving key street frontages so they contribute positively to the area's special character is important. Retailing in the Future Shoreditch area is often specialist in nature. Fuelled by a combination of factors including close proximity to the city; the characterful narrow streets of attractive, robust and flexible brick-built warehouses; and the excellent public transport accessibility, the area is now well established as a cultural hotspot which attracts visitors from all over the world. Retail uses in the area, typically small, independent and often specialist in nature, are generally considered to complement the area's arts, culture and entertainment character.

Future Shoreditch identifies key street frontages, which underpin Shoreditch's special arts, culture and entertainment and retail characteristics. New retail uses are also considered appropriate along these key frontages. These frontages benefit from good transport accessibility and are key pedestrian routes in Shoreditch. To protect the vitality and vibrancy of these frontages, the Plan supports flexible change of use within retail and leisure uses on the ground floor. The Plan also resists the loss of retail and leisure uses along these frontages to other uses unless a component of these active A and D use is maintained.

This could be through either a hybrid application or ancillary use which ensures that an active shop front/frontage is maintained. Active ground floor frontages should face the public realm, have windows/ doors inviting public entry and comprise of uses which ensure a high level of activity. In promoting active frontages at ground floor level, aspects such as blank walls, fences, set-backs and defensible spaces should be avoided. Hoxton Square sits outside of the Central Activities Zone but contains a mix retail and leisure uses around the square which contribute positively to the vibrancy and activity of this key public space.

The strategic importance of the area's night time economy needs to be balanced carefully with the needs and concerns of local residents. There is a need to manage the evening and night-time economy in terms of its offer and effects on local people. Shoreditch is home to many bars, night clubs and licensed premises and the anti-social behaviour that is frequently associated with such uses. To succeed, Shoreditch's night time offer must be accessible, safe and attractive to all. The Council is continuing to develop its approach to managing the evening and night-time economy with an objective to make Shoreditch's night-time offer accessible, safe and attractive to all.

The Plan acknowledges that people's needs in the evening extend beyond just eating and drinking, working patterns are changing and people need to access to shops and services beyond day-time hours. Diversifying the range of evening and night time activities will be achieved through encouraging extended operating hours of day-time uses such as cafes, shops, museums, libraries, galleries and theatres into the evening to provide a mix of leisure and cultural offerings that will promote more customer cross-over and create bridges between the day, evening and night-time economy in Shoreditch. The Plan also seeks to broaden mix and type of uses in Shoreditch by encouraging a more innovative evening and night-time enterprise that extends beyond eating and drinking.

POLICY FS06

LOCAL SHOPS

- a) New ground floor A1 retail will be supported along identified local retail frontages as defined in Figure 35.
- b) All proposals must incorporate a shop front, have an active frontage, and contribute to the vitality and viability of the key frontages.
- c) The loss of retail within these frontages will only be permitted where:
 - i) The proposal is for another A-class use, community or leisure use that meets local community needs;
 - ii) A shop front and active frontage is retained or provided; and
 - iii) The proposal will not have an adverse effect on the vitality and viability of the local retailing frontage and/or on the individual shop unit.

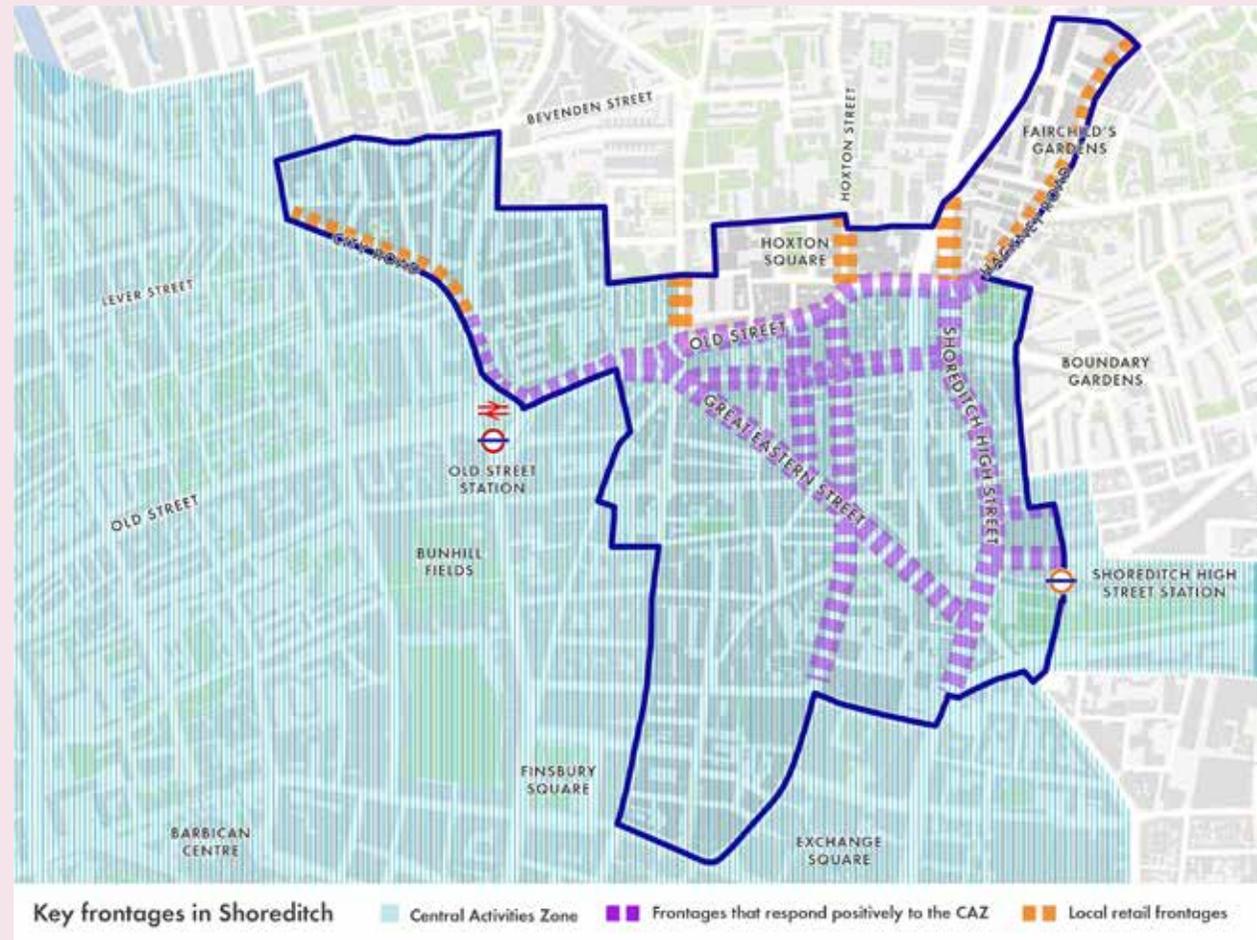


Figure 35. Key Frontages in Shoreditch

WHY WE ARE DOING THIS

There is no traditional retail centre in Shoreditch. Local convenience retailing does however play an important role in supporting those working and living in the area, particularly the established residential communities immediately to the north of the Future Shoreditch Area Action Plan area. The importance of local shops to local people has been highlighted throughout the various consultations associated with the Future Shoreditch AAP.

The principal mixed use commercial streets which connect through the northern boundary of the area contain, unlike the majority of the other parts of the Future Shoreditch area, a range of convenience retail uses.

These streets are as follows:

- Hackney Road
- Kingsland Road
- Hoxton Street
- Pitfield Street
- City Road

All of these streets, with the exception of City Road, fall just beyond the Central Activity Zone and meet more localised shopping needs. City Road west of East Street is more residential and mixed in character than central Shoreditch with major recent developments including the Atlas Building (East Road) being principally residential. Retention of existing and provision of new small-scale retail floorspace (particularly convenience retail) in these locations is considered important in order to ensure these locations are resilient and well suited to the establishment of long term residential communities. These local frontages will also support links to other nearby retail centres such as the Hoxton Street Local Centre which is protected under borough-wide Local Plan policies.

INFORMATIVE - SHOREDITCH POLICY AREA

Shoreditch Special Policy Area The Council has, within its Statement of Licensing Policy designated a Special Policy Area (SPA) in Shoreditch to manage the night-time economy. Within the SPA there is a rebuttable presumption against granting any new premises licences, club premises certificates or variations of existing premises licences and club premises certificates.

Additionally any application for the intensification of use such as to increase either the capacity of a premise or the hours of use will normally be refused unless the applicant can demonstrate that this will not add to the cumulative impact already being felt in this area.

For more details: www.hackney.gov.uk/licensing-policy

HIGH QUALITY PLACES AND BUILDINGS

RELEVANT AAP OBJECTIVES:

- i) To support the appropriate location and sensitive design of all development in Shoreditch in a way that reinforces the area's unique sense of place.
- j) To deliver high quality urban design in Shoreditch that enhances the distinct local character and setting of its varied heritage assets including Conservation Areas, Scheduled Monuments, Listed Buildings and Locally Listed Buildings.

The built character of Shoreditch is fundamental to its success and prosperity, as is the relationship between Shoreditch and the City of London. Much of the Future Shoreditch area is covered by one of several conservation areas. Today Shoreditch generally retains its fine grained and more traditional character which contrasts with the city skyline to the south. Accommodating growth which protects this character is the principal challenge facing the area. Future Shoreditch includes policies to ensure all development is of the highest architectural quality and responds positively to the rich history and uniqueness of the area to create successful places and spaces where people can live, work and enjoy.

KEY FACTS

- The Future Shoreditch area contains a total of five conservation areas.
- The entire South Shoreditch and Sun Street Conservation Areas are within the AAP boundary. Most of the Underwood Conservation Area is included, and the southern ends of both Hackney Road and Kingsland Conservation Areas.
- The oldest building stock tends to be found in the central and north-eastern parts of the area.
- Most of the buildings south of Worship Street have been developed since 1980.
- The central area of Shoreditch is characterised by a mix of grand, four and five storey former retail and warehouse buildings that line the main thoroughfares combined with smaller, lower-scale buildings set behind the main frontages.
- The City Road corridor from Old Street, much of which is not within a conservation area, has seen a number of recent tall building proposals as has the City Fringe Area.

WHAT YOU TOLD US

- Future Shoreditch should set out a clear approach to building heights.
- Clear guidelines are needed on appropriate locations for tall buildings (which recognise context and protected and local views).
- Preservation and enhancement of Conservation Areas should be encouraged.
- There is concern the further growth and regeneration of the area will undermine Shoreditch's special and historic character. It is seen as essential to protect this character and therefore growth should only be permitted which does not harm the historic character.

POLICY FS07

DELIVERING HIGH QUALITY DESIGN

New development in Shoreditch must be of the highest architectural and urban design quality and must demonstrate how it complements the prevailing character. All development should:

- a) Respect the significance and setting of the area's heritage assets;
- b) Respond positively to the character and qualities of the defined Neighbourhoods as set out in Part C, which includes respecting the prevailing scale, form and grain of development and making appropriate use of building materials;
- c) Make a positive contribution to the quality of the local public realm by delivering high quality public spaces within or around the development and active building frontages;
- d) Apply the Agent of Change principle; and
- e) Incorporate Inclusive Design Principles to ensure development and public spaces are safe and accessible for all members of the community.

Hackney Local Plan (2033) policy cross reference:

LP1 Design Quality and Local Character

LP2 Development and Amenity

LP3 Designated Heritage Assets

LP3 Non Designated Heritage Assets

LP5 Strategic and Local Views

WHY WE ARE DOING THIS

The recently revised NPPF places greater emphasis on the importance of good quality design in new development. The emerging new Local Plan and the London Plan both include policies which seek to ensure high standards of design are maintained in new development. This is considered particularly important in Shoreditch given the area's rich history and strong character. Whilst conservation areas cover much of the area, some key potential development locations fall between these conservation area designations and the design of new development in such locations will have a hugely significant bearing on the character of the area

The Agent of Change principle places the responsibility for mitigating the impact of noise firmly on the new development. This means that where new developments are proposed close to existing noise-generating uses, applicants will need to design them in a more sensitive way to protect the new occupiers, such as new residents, businesses, schools and religious institutions, from noise impacts. This could include acoustic and other design measures to mitigate noise, disturbance and other impacts.

Development should be designed so that it is inclusive so that all people including disabled people, older people, those who feel excluded for socio-economic reasons can enjoy the places and spaces they offer. An inclusive design approach helps to ensure the diverse needs of all are integrated into development proposals from the outset.

POLICY FS08

MANAGING BUILDING HEIGHTS

- a) Tall buildings in Shoreditch are defined as 50% greater than the prevailing building height. Typical prevailing building heights for each Neighbourhood are set out below:
 - i) Central Shoreditch Neighbourhood - typically between 3- 6 storeys
 - ii) Shoreditch High Street and Hackney Road Neighbourhood - typically between 3- 6 storeys
 - iii) Edge of the City Neighbourhood - Prevailing heights of older stock typically around 6 storeys
 - iv) City Road Neighbourhood - Prevailing heights of older stock typically around 6 storeys
- b) Tall buildings may be acceptable in principle;
 - i) in the City Road Neighbourhood
 - ii) in the Edge of City Neighbourhood
 - iii) within specific sites identified in Site Allocations in Part C
- c) Each Site Allocation in Part C identifies an appropriate building height range for each site. Any buildings proposed on these site should not exceed the maximum height threshold identified.
- d) All proposals for tall buildings must;
 - i) Fully satisfy the criteria set out in Local Plan Policy LP1.
 - ii) Respect the setting of heritage assets and other areas of historic townscape;
 - iii) Fully demonstrate acceptable visual impacts as part of a Townscape & Visual Impact Assessment.
 - iv) Respond to and reference the local context in terms of materials;
 - v) Provide a well defined and generous ground floor interface with active frontages and publically accessible internal spaces where possible;
 - vi) Demonstrate excellence in terms of landscaping and other public realm improvements;
 - vii) Maximise public benefits for the local community; and
 - viii) Demonstrate acceptable environmental conditions in terms of wind

Hackney Local Plan (2033) policy cross reference:

LP1 Design Quality and Local Character
LP2 Development and Amenity
LP3 Designated Heritage Assets
LP3 Non Designated Heritage Assets
LP5 Strategic and Local Views

WHY WE ARE DOING THIS

Building heights vary across the Future Shoreditch area and generally rise towards the south and west of the area. Prevailing heights are typically between 3 and 6 storeys across the Central Shoreditch and Shoreditch High Street and Hackney Road neighbourhoods.

Prevailing buildings heights are more varied and generally higher in the Edge of the City and City Road neighbourhoods where heights are typically around 6 storeys. It should be noted that some more recent developments and proposals towards the south and west of the area are significantly taller, ranging from 12 storeys to up to the 50 storey residential tower proposals as part of the Principal Place development. These taller buildings are generally exceptions although they do raise the average prevailing building heights in their respective locations.

Tall buildings are defined as those which are significantly taller than surrounding development. Any building which is 50% taller than the typical prevailing height of its respective Neighbourhood would be considered a tall building. Prevailing building heights within the relevant Neighbourhood will be important in determining what constitutes a tall building in any given location.

Guidance associated with the site allocations for the opportunity sites contained in each of the four Neighbourhood sections of the Plan provide a steer on different building height categories, as follows:

Central Shoreditch & Shoreditch High Street & Hackney Road	Edge of the City & City Road
Prevailing heights typically between 3-6 storeys	Prevailing heights of older stock typically around 6 storeys

The Future Shoreditch area is an integrated part of central London and is one of Hackney's most sustainable locations in view of its generally excellent levels of public transport accessibility and access to a wide range of shops and services. However with conservation areas covering much of the Future Shoreditch area, the majority of the AAP area is sensitive to the potential harmful impacts of tall buildings.

A townscape analysis undertaken for Shoreditch has determined the Edge of the City neighbourhood and the City Road neighbourhoods are more appropriate locations for tall buildings. This does not mean that every site within these neighbourhoods is suitable. Within each of these neighbourhoods, tall buildings will be more suitable on principal streets and close to key transport hubs.

Any proposal for a new tall building must meet the criteria outlined in Policy FS08 above. Further guidance on managing building height in the different neighbourhoods of Shoreditch is set out in Part C within the neighbourhood guidance and also within each site allocation.

PROMOTING MORE SUSTAINABLE AND IMPROVED PUBLIC REALM

RELEVANT AAP OBJECTIVES:

- k) To reinforce the historic character and fine urban grain of the area, enhancing the network of streets and public spaces that encompass the fabric of Shoreditch through a public realm strategy.
- l) To improve the choice of sustainable travel options in Shoreditch, and encourage walking and cycling as safe and healthy choices of movement.
- m) To improve the environmental quality of Shoreditch through the reduction of traffic congestion; increased street planting; the enhancement of existing green spaces; and provision of new public spaces.
- n) To take advantage of planned infrastructure improvements including Old Street roundabout and the introduction of Crossrail and Crossrail 2; taking strategic moves to improve the public realm within, and relationship between, these nodes.

The roads and streets in Shoreditch are not just places to park and drive vehicles, they make up a large proportion of the area's public realm and should be places in which to socialise and linger. Traffic, congestion and public realm issues are major concerns in the area and there is an urgent need to improve air quality and reduce pollution. This plan seeks to create a healthier, less vehicle dominated and greener Shoreditch.

KEY FACTS

- The main road network carrying through traffic in Shoreditch is controlled by Transport for London.
- The A501 (Old Street), A1202 (Great Eastern Street) and A10 (Shoreditch High Street) are strategic London roads which converge in Shoreditch forming the Shoreditch Triangle, carrying an average of 25,000-45,000 vehicles a day.
- The main roads through Shoreditch experience annual pollution levels of over 50µg/m³ of NO₂, and in some places up to 100 µg/m³, well over the European limit of 40 µg/ m³ per year.
- Up to 9% of vehicles travelling through Shoreditch are HGVs, a relatively high proportion.
- Only 6% of people who live in Shoreditch drive out to work, and 9% who work in Shoreditch drive in to work. This suggests most traffic is either through traffic or delivery and servicing traffic to the area.
- A number of large scale schemes are in place or are soon to be implemented by Transport for London to tackle congestion and pollution levels such as the Congestion Zone, Ultra Low Emission Zone and Toxicity Charge. However, these do not cover the whole of the Shoreditch area.
- A number of more local schemes like the Shoreditch Low Emissions Neighbourhood (LEN) are targeting specific congestion and pollution issues in the local area.

- Hackney's new Local Plan (to 2033) will seek to have much more ambitious cycle parking standards than the London Plan (2016). For example, requiring new employment development to provide 1 space per 50sqm for staff rather than 1 space per 90sqm, and requiring new hotel development to provide 1 space per 8 bedrooms for staff rather than 1 space per 20 bedrooms.
- 29 % of residents in Shoreditch walk to work, 11 % cycle, 19 % take the bus and 31 % take the train or tube.
- 8 % of people who work in Shoreditch walk to work, 8 % cycle, 11 % take the bus and 60 % take the train or tube.
- Annual entries and exits at Liverpool Street rail station increased by 11 million between 2007 and 2015.
- Annual entries and exits from Liverpool Street underground station and Old Street increased by 12 million and 7 million respectively between 2007 and 2015.
- Annual entries and exits from Shoreditch High Street station increased by 5 million between 2010 and 2015.
- Shoreditch has an extremely high Public Transport Accessibility Level (PTAL) of 6a and 6b (scale is between 0-lowest and 6b-highest).

WHAT YOU TOLD US

- There are opportunities to improve existing open space / public space and encourage new green spaces/ pocket parks.
- Traffic congestion in Shoreditch creates an unpleasant environment for pedestrians and cyclists; particularly on primary A roads like Shoreditch High Street, Old Street and Great Eastern Street.
- Roadside noise and air pollution is having a negative impact on local people's health and wellbeing.
- Busy roads feel unsafe for cyclists in the area, despite a high number of people using bicycles to get to and from work. Improved cycle lanes and storage is desired. Debate about whether there should be dedicated cycle lanes or shared space approach.

POLICY FS09

DELIVERING HIGH QUALITY PUBLIC REALM

- a) All new development will be required to make a positive contribution to the quality of public realm in Shoreditch. Development must:
 - i) Improve the quality of key east-west and north-south routes through the Future Shoreditch area as set out in Figure 36;
 - ii) Improve or enhance the public spaces identified on-Figure 36;
 - iii) Contribute to a range of proposals to improve permeability, new public spaces, tree planting, traffic management, potential road closures as set out in Figure 37 where appropriate; and
 - iv) Contribute, where appropriate, to improving character and quality of Shoreditch's key gateways and intersections as people friendly, comfortable, safe and attractive places on which people rely for access, transit and orientation.

Hackney Local Plan (2033) policy cross reference:

- LP41 Liveable Neighbourhoods
- LP42 Walking and Cycling
- LP43 Transport and Development
- LP44 Public Transport and Infrastructure
- LP45 Parking and Car Free Development
- LP46 Protection and Enhancement of Green Infrastructure
- LP47 Biodiversity and Sites of Importance of Nature Conservation
- LP48 New Open Space
- LP49 Green Chains and Green Corridors
- LP50 Play Space
- LP51 Tree Management

WHY WE ARE DOING THIS

Shoreditch is very accessible by public transport and has a high proportion of people walking or cycling. This is despite the area's heavily trafficked roads, lack of protected cycleways, significant accidents on the main roads affecting pedestrians and cyclists and relatively poor quality public realm. There are many strategic transport improvements planned in the area including the arrival of Crossrail at Liverpool Street; Crossrail 2 at Angel; and the major upgrading of Old Street station, which will increase the number of people walking around Shoreditch to/from these stations. Furthermore, the number of residents, employees and visitors in Shoreditch is increasing year on year. The increasing demands these place on the local infrastructure compounds an already poor quality urban environment, particularly at key gateways and intersections, along key streets and public transport corridors. Parts of Shoreditch are home to poor quality streets and public spaces that overall lacks much greenery. The borough-side Local Plan identifies Shoreditch as an area deficient in publicly accessible open space.

Future Shoreditch sets out a Public Realm Framework (Figure 36 opposite) which provides a long term vision for how Shoreditch will evolve over time to deliver a fit for purpose urban environment and support and encourage sustainable travel. This long term commitment to developing Shoreditch over the next decade will help ensure meaningful and sustainable, rather than short term, successes built upon encouraging people to move around and within Shoreditch and Hoxton utilising sustainable and active modes of transport.

Figure 37 and Table 2 on page 73 provides a list of key project realm projects to be delivered as development comes forward. These projects are intended to achieve an inclusive, vibrant, safe, attractive, functional and welcoming environment to be enjoyed by all. This includes promoting walking, cycling and public transport and exploring how this can be supported through an enhanced quality of public realm. There are a number of key gateways and interactions in the Shoreditch area as identified on the Public Realm Framework diagram opposite.

These key gateways are important for the area as they act as key points of arrival and interchange and as nodes where key routes and activities converge. Consequently they are characterised by particularly high levels of footfall and other movements. They represent some of the highest profile locations in the Shoreditch area, often places where people choose to meet. It is therefore important that opportunities are taken to make these spaces and places safe and comfortable for pedestrians and cyclists, with good quality, well lit, and generously sized footways and crossings.

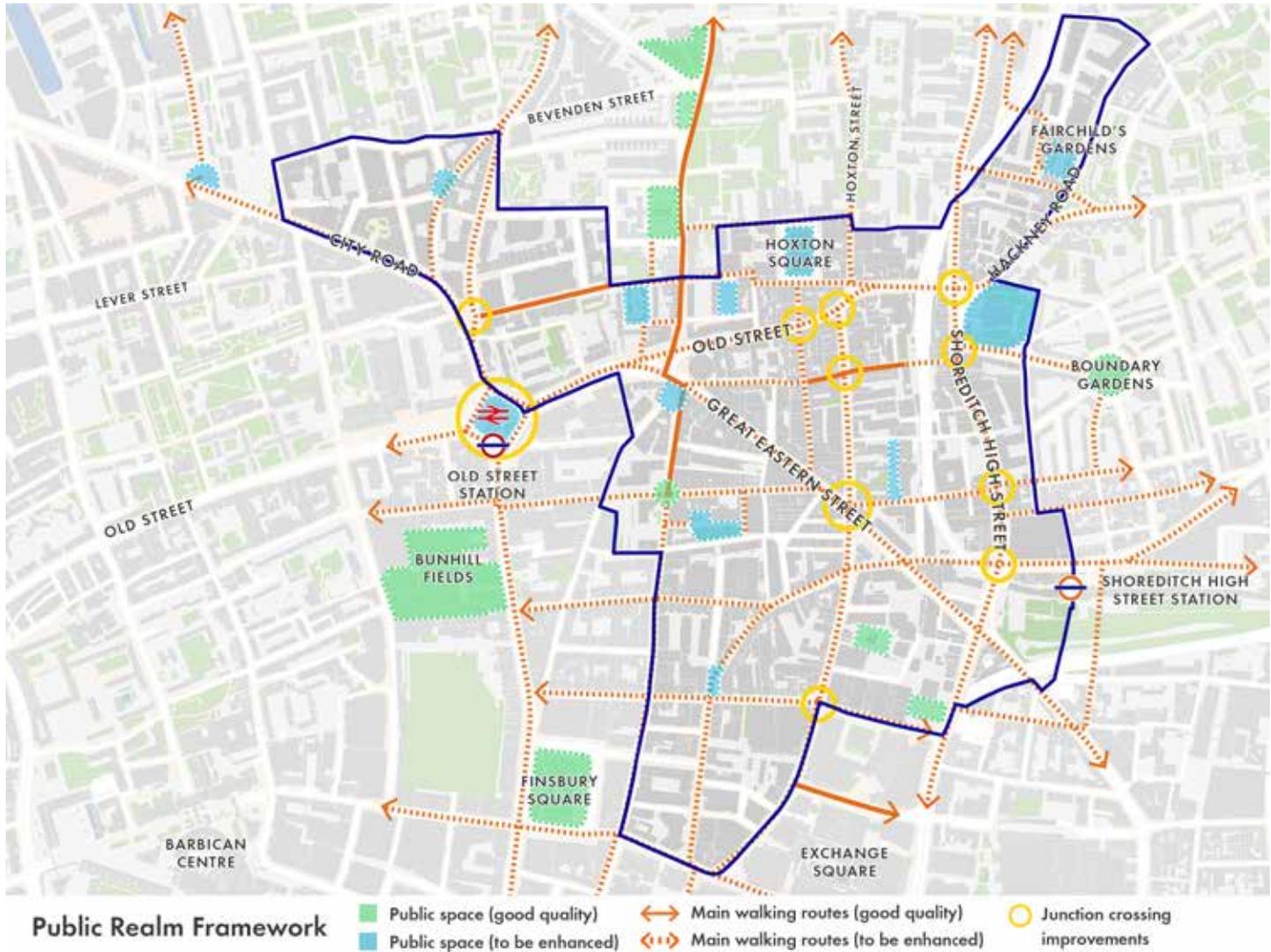


Figure 36: Public Realm Framework

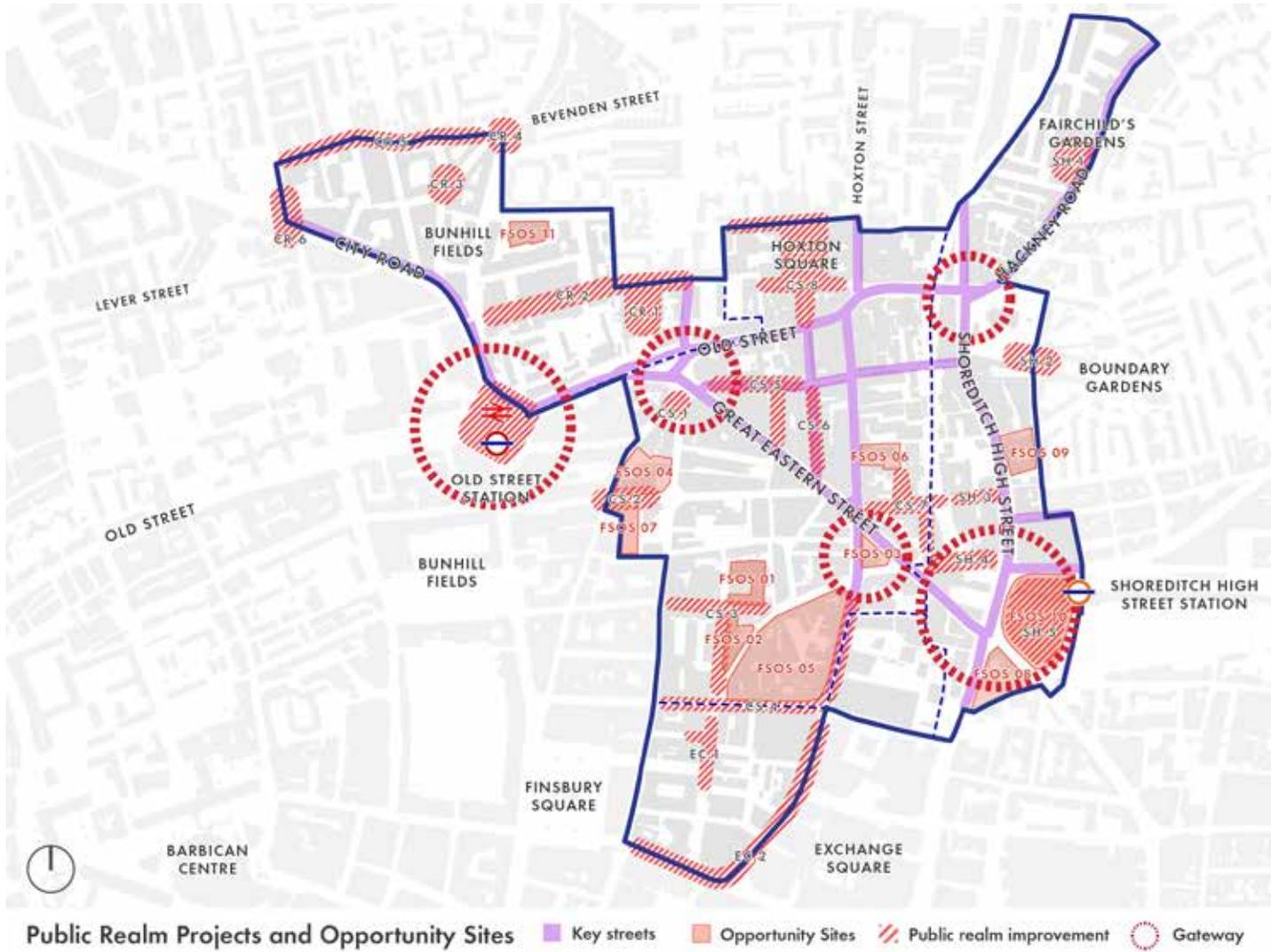


Figure 37: Public Realm Projects and Opportunity Sites

Table 2. Public Realm Projects

Project Reference	Name	Description
EC.1	Clifton Street	Clifton Street is not open for through vehicular traffic and forms an important pedestrian and cycle connection. Public realm improvements have recently been delivered at Crown Place. Snowden Street provides a dedicated pedestrian connection towards Broadgate. Improvements to Clifton Street as an important pedestrian route and the opportunity to create a new small public space at the junction with Dysart Street along this route are the key public realm priorities for this area.
EC.2	Appold Street and Sun Street	Appold Street and Sun Street provide opportunities to reduce vehicular dominance, tree planting and introduce raised tables at junctions. These streets which border the City of London are important in establishing the environmental quality of London's financial and tech centre.
CS.1	Tabernacle Square	Part of London's Cycle Superhighway Route 1, opportunities might include part road closure to encourage pedestrian identity of the space, reorientation of tree planting, new arrangement of furniture, raising of closed carriageway to aid cycling and pedestrian movement.
CS.2	Leonard Street west of Leonard Circus	Potential road closure to vehicles to aid cycling and character of street, otherwise tree planting in carriageway to continue Leonard Circus treatment.
CS.3	Worship Square, Clifton Street and Scrutton Street	Currently dominated by a motorcycle park, this is a large space at the junction between Worship Street and Clifton Street. Improvements to include potential road closure, tree planting, seating, narrowed carriageway and raised table. Improvements should extend northward along Clifford Street and between the two public houses at either end of Scrutton Street.
CS.4	Worship Street and Curtain Road	These prominent streets and where they meet at Principal Place present opportunities for tree planting, removal of motorcycle parking and improved cycle access.
CS.5	Rivington Street and Garden Walk	Rivington Street is one of Shoreditch's most archetypal streets. Improvements already made along its length, geared towards making pedestrian movement safer, more pleasant and easier to navigate, should extend to the railway line. The opportunity for vehicles to use Garden Walk as a rat run should be addressed. There is scope here for the creation of public space with seating and planting whilst also catering for pedestrian movement.

Table 2. Public Realm Projects

Project Reference	Name	Description
CS.6	Charlotte Road	There is scope here to improve pedestrian facilities and generally ensure the public realm reflects the good quality of the buildings along this important route, and most particularly at its junction with Rivington Street.
CS.7	King John Court, New Inn Yard, New Inn Street and Bateman's Row	The public realm in this part of Shoreditch has lacked invest for a long time. Cars dominate so there is a major opportunity to create more attractive street environments with tree planting and more space for pedestrians.
CS.8	The Hoxton Square area including Rufus Street, Hoxton Street and Bowling Green Walk	This is a busy and popular network of streets and connections and the single largest public open space in the AAP area. There is scope to reorganise the space and create a more pedestrian priority and better lighting around and improved access to the Square.
SH.1	Fairchild's Garden	This is a significant and currently underused and neglected space on Hackney Road. Improvements to this space would offer significant community benefits to existing and new local residents and workers. In view of the general deficiency of public open space across the Future Shoreditch area, improving the access to, profile and quality of this space is a key opportunity and priority for the area as a whole.
SH.2	Calvert Avenue	This forms the southern edge to St Leonard's Church yard and provides a connection to the historic Boundary Estate and Arnold Circus. There is scope to provide greater priority for pedestrians and cyclists.
SH.3	New Inn Yard	There is an opportunity to create a new public space with seating and planting as well as the enhancement of important and well used access into New Inn Yard. Decluttering exercise to signage and surface materials, remediation, facilitating smooth transfer east west for pedestrians and cyclists.
SH.4	Holywell Lane	The route is a busy road with fast moving traffic. There is scope to widen pavements for pedestrians. Reduce high vehicle speeds, increase pavement space on both sides, introduce raised table at entrance introduce some tree planting.
SHHR.5	Redevelopment of Bishopsgate Goods Yard	Public realm and public space opportunities associated with the redevelopment of Bishopsgate Goods Yard.

Table 2. Public Realm Projects

Project Reference	Name	Description
CR.1	King Charles Square	This is a large public open space in this housing estate. Resident engagement will be important in shaping changes which should include improvement This could include improvement of east west northern arm, single surface treatment to northern and western arms.
CR.2	Brunswick Place	Improvements should continue along the length of Brunswick Place which is a key east-west route for cyclist and pedestrians.Decluttering exercise, public realm improvement, facilitating smooth transfer east west for pedestrians and cyclists.
CR.3	Provost Street and its junction with Vestry Road	Local traffic management arrangements in place result in this area being dominated by fast moving traffic. Speeds should be calmed, and greater priority given to pedestrians and public space.Creation of enlarged and useable public realm place. Reducing road widths, tree planting, potential road closure.
CR.4	Junction of East Road and Chart Street	This location marks the transition between commercial office-based Shoreditch and Shoreditch as a place to live. The junction presents opportunities to mark this transition through the creation of a new public space which will benefit residents of the adjacent Haberdasher Estate. Creating green oasis, mini public space. Tree planting and seating desirable.
CR.5	Nile Street and key junctions along its length	This is a busy and important route, with a new school and junctions providing access between commercial areas to the south and residential areas to the north.
CR.6	Southern end of Shepherdess Walk and its junction with City Road	Shepherdess Walk is an important and well used cycle route serving routes over the Regent’s Canal. There is scope for greater pedestrian and cycle priority, particularly at the junction with City Road.

PARTIC

SHAPING LOCAL NEIGHBOURHOODS

As a tool to help manage new development proposals coming forward, a number of 'neighbourhoods' have been defined in the Future Shoreditch AAP. The boundaries between these areas have been defined based on analysis of their varied respective built and land-use characters. Analysis of prevailing urban grain, building heights, heritage assets and land uses was undertaken. This leads to areas with contrasting character being identified for each layer of analysis. When each layer of this analysis is overlaid, neighbourhoods of specific character emerge.

The neighbourhoods identified are as follows:

- The Edge of the City neighbourhood;
- Central Shoreditch neighbourhood;
- City Road neighbourhood; and
- Shoreditch High Street and Hackney Road neighbourhood.

Informed by an appreciation for the features which contribute positively to the respective character of each, these neighbourhoods are useful when considering the mix of uses, public realm priorities and form and scale of development considered appropriate in any given area. The guidance that follows relates to each of these neighbourhoods in turn.

Each neighbourhood section also includes any identified opportunity sites and provides site specific guidance on land use and development principles for each. It also provides more detail on the public realm priorities that have been identified within each neighbourhood.

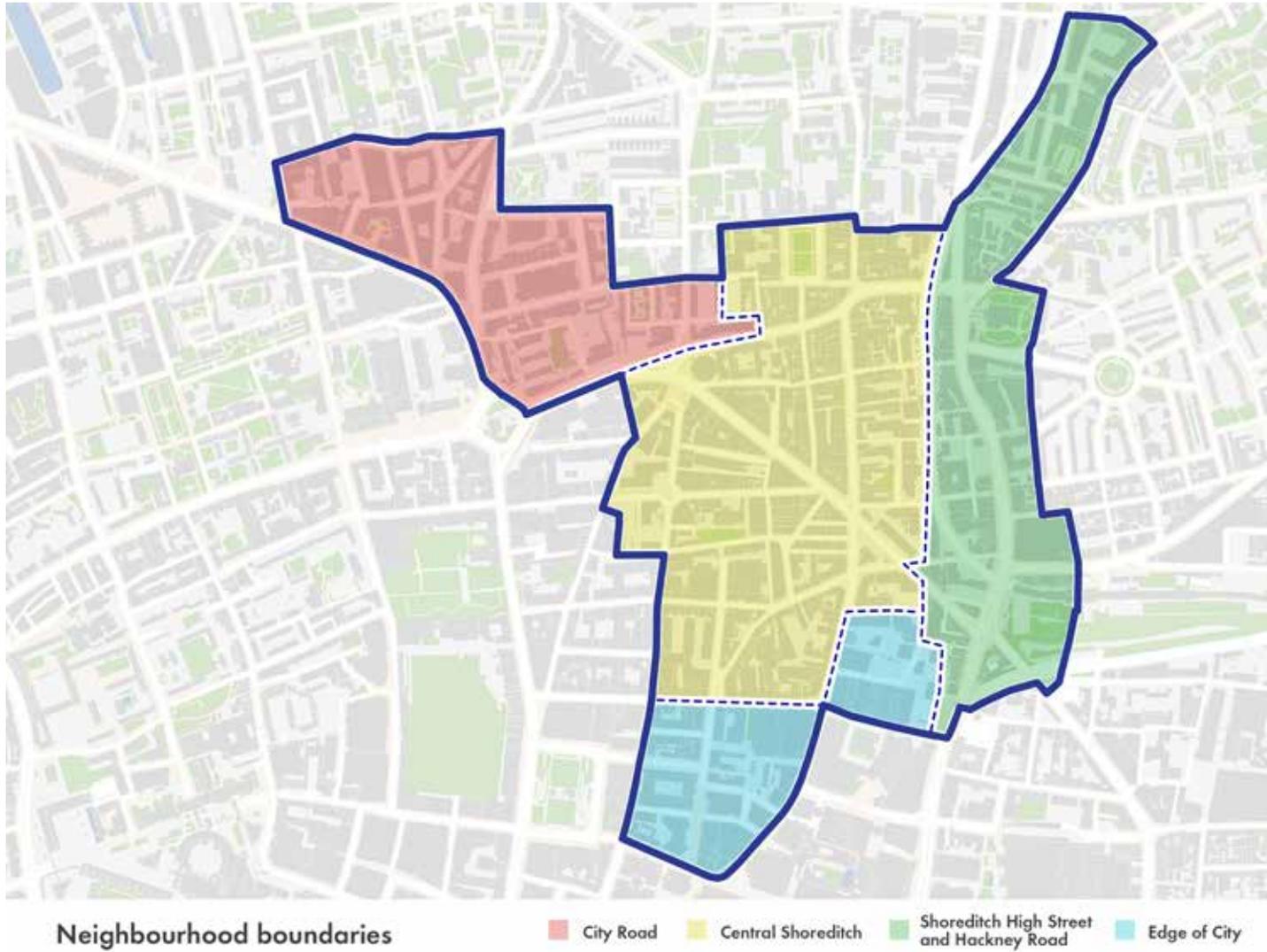


Figure 38. Neighbourhood area boundaries

NEIGHBOURHOOD 01:

THE EDGE OF THE CITY

The Edge of the City neighbourhood marks the threshold between the commercial core of the City Fringe / Tech City area east of the City of London and the core Shoreditch area. Within a short walk of Liverpool Street Station, the area is characterised by large scale, modern office buildings. This type of floor space plays an important role in the city's economy.

Significant levels of investment has already been made to improve the area's streets and public realm. Crown Place has been improved recently and Finsbury Market and Snowden Street improve connectivity with the Broadgate area. Priority areas for improvement are at Clifton Street, Sun Street and Appold Street.

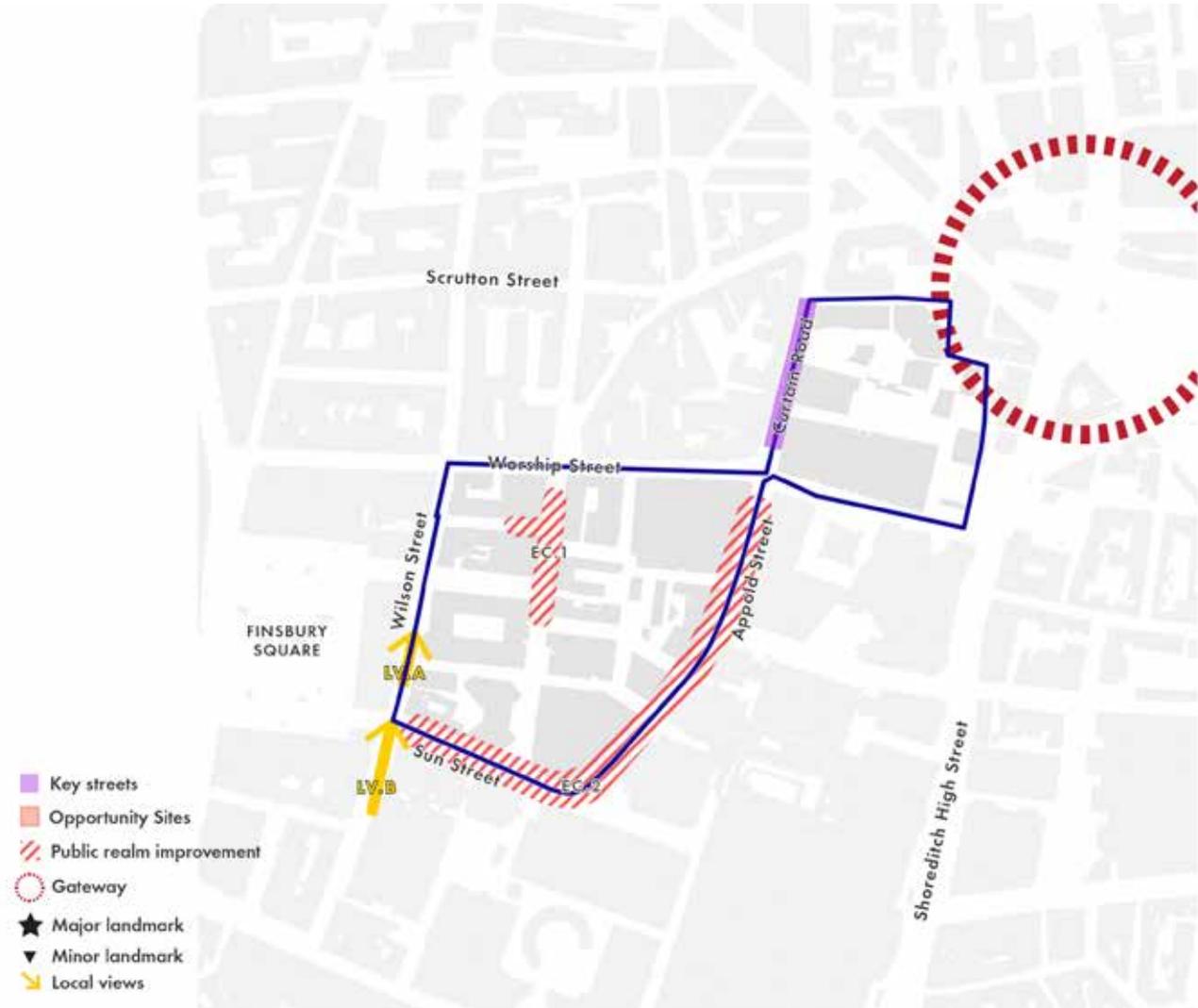


Figure 39. Edge of the City Neighbourhood public realm priorities and local views

POLICY NO1

THE EDGE OF THE CITY NEIGHBOURHOOD

- a) The Edge of the City neighbourhood is suitable for a range of types of office space including large scale office-led developments. Office space should comprise a minimum of 75 % of floorspace in all development within the Shoreditch Priority Office Area.
- b) Other uses suitable for the area include active commercial, cultural and community uses, particularly on ground floor frontages. Residential uses as part of mixed-use developments will be supported subject to other policies in this Plan.
- c) This neighbourhood may be more suitable for taller buildings, subject to meeting the requirements of FS10. All development must contribute positively to the character and qualities of the area. Tall buildings will be more suitable on principal streets and close to key transport hubs.
- d) Development should respond positively to the local views identified in Figure 39 which aid in legibility and contribute positively to local townscape.
- e) Public realm improvement priorities in this neighbourhood identified on Figure 26 include:
 - EC.1 Clifton Street; and
 - EC.2 Appold Street and Sun Street.



Figure 40. Curtain Road, looking east

DEVELOPMENT CONTEXT

The Edge of the City neighbourhood marks an area of transition between larger-scale office-based developments typically found on the Liverpool Street area of the City and the more traditional, brick-built, character of Central Shoreditch. Recent developments in this location have delivered extremely high-density schemes with tall buildings, large commercial floorplates and high quality and highly managed streets and open spaces. Office uses in this location predominate and the commercial uses at street level are geared to serving an office-based market. The area is one of the world's premiere commercial addresses and the larger floorplate format developments delivered here go a significant way to underpinning London's position as a preeminent financial centre.

There are opportunities in this area to deliver high density, commercially-led development. This is the most appropriate location for the provision of larger floorplate format office developments.

Managing the transition and change in scale between the City of London and the Central Shoreditch area will be a key consideration for new development proposals. Most of this area falls beyond but immediately adjacent to a number of different conservation areas. New development should be designed carefully to protect the setting of these heritage assets. Prevailing heights vary across the area with some very tall buildings currently under construction. The area is therefore considered more appropriate for tall buildings. However, much of the area falls within the backdrop (wider setting consultation area) of the strategic view towards St Paul's Cathedral from King Henry VIII's Mound in Richmond Park.

PUBLIC REALM OPPORTUNITIES

The area will benefit from significant public realm improvements associated with the Principal Place and The Stage developments.

- EC.1 Clifton Street is not open for through vehicular traffic and forms an important pedestrian and cycle connection. Public realm improvements have recently been delivered at Crown Place. Snowden Street provides a dedicated pedestrian connection towards Broadgate. Improvements to Clifton Street as an important pedestrian route and the opportunity to create a new small public space at the junction with Dysart Street along this route are the key public realm priorities for this area.
- EC.2 Appold Street and Sun Street provide opportunities to reduce vehicular dominance, tree planting and introduce raised tables at junctions. These streets which border the City of London are important in establishing the environmental quality of London's financial and tech centre.

LOCAL VIEWS

Local views towards important heritage assets in the Neighbourhood are identified on the plan above. Development proposals will need to take account of the impact of new development on these views in the context of the need, where necessary, to preserve or enhance the setting of these assets.

LV.A View of the Wilson Street Chapel from Wilson Street.

LV.B View of The Flying Horse public house across Sun Street.

NEIGHBOURHOOD 02:

CENTRAL SHOREDITCH

The Central Shoreditch neighbourhood is archetypal Shoreditch - full of diversity and life by day which carries over into a vibrant evening and night time economy. It is predominantly an area of work and employment but with a vibrant and richly diverse mix of arts, culture and entertainment uses which have creatively adapted, reused and refurbished the robust and versatile brick warehouse buildings. It is the contrast in scale and character, combined with the proximity of the city-scale modern offices to the south and west which gives this area its unique energy and appeal.

Improvements to key streets continue to be made and these improvements, typically giving pedestrians and cyclists more space and greater priority, play an important role in promoting safe, comfortable, walkable streets. Key areas for improvement include the key lower order streets which traverse the centre of the area and help provide east-west connections such as Rivington Street, Scrutton Street and Leonard Street as well as routes supporting north-south movements such as Garden Walk, Charlotte Road and Clifton Street. Improving the area around Hoxton Square is also a priority.

There are a number of key development sites which are expected to come forward within the plan period to help deliver growth and investment in the Central Shoreditch neighbourhood. The most significant of these is the site FS05 05 bound by Curtain Road, Scrutton Street, Holywell Row and Worship Street. Here there is a very significant opportunity to improve the network of routes and connections across the area whilst delivering significant levels of development which respects the sensitive heritage assets within and around the site.

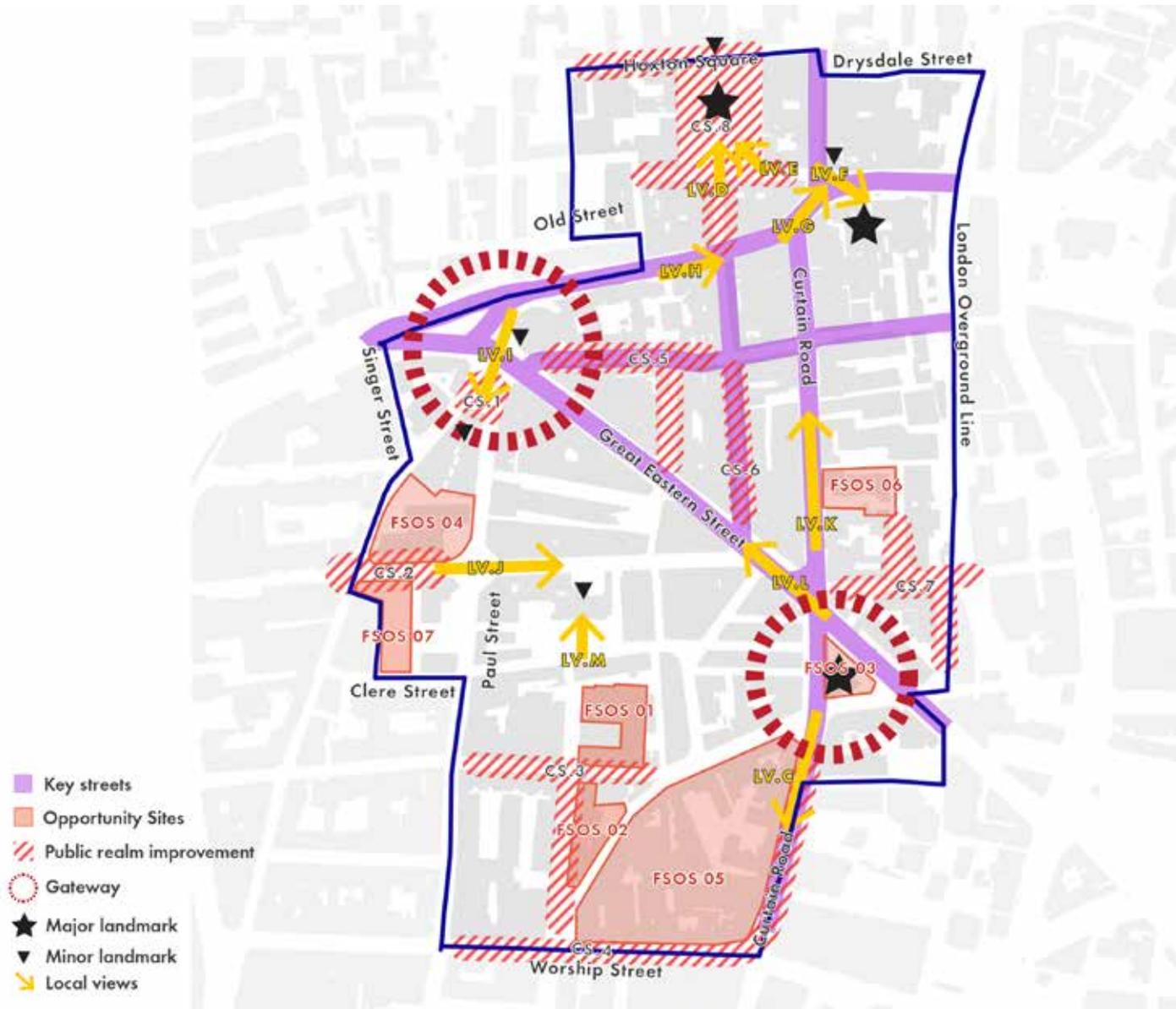


Figure 41. Central Shoreditch Neighbourhood Public Realm Priorities and Local Views

POLICY NO2

THE CENTRAL SHOREDITCH NEIGHBOURHOOD

- a) The Central Shoreditch neighbourhood is suitable for mixed use, office-led development proposals which contribute positively to the area's vibrant character. Office space should comprise at least 60% of floorspace within all development the Shoreditch Priority Office Area (POA).
- b) Other uses suitable for the area include residential development and active commercial, cultural and community uses on prominent ground floor frontages.
- c) Proposals for new arts, culture, entertainment and retail are supported in line with FS05 and FS06.
- d) Tall buildings are not considered appropriate within the South Shoreditch Conservation Area.
- e) All development will need to demonstrate how it protects or enhances the character of the conservation area and respect the area's fine urban grain.
- f) Development should respond positively to the local views identified in Figure 41 which aid in legibility and contribute positively to local townscape.
- g) The priority identified development opportunities in this neighbourhood identified in Figure 41 are:
 - i) FSOS 01 - 110 Clifton Street
 - ii) FSOS 02 - 64 - 80 Clifton Street
 - iii) FSOS 03 - 35 - 45 Great Eastern Street
 - iv) FSOS 04 - 110 Tabernacle Street
 - v) FSOS 05 - Street Block defined by Worship Street, Curtain Road, Holywell Row & Scrutton Street
 - vi) FSOS 06 - London College of Fashion, 100-102 Curtain Road
 - vii) FSOS 07 - Site bounded by Tabernacle Street
- h) Public realm improvement priorities south of Great Eastern Street in this neighbourhood include:
 - i) CS.1 Tabernacle Square;
 - ii) CS.2 Leonard Street west of Leonard Circus;
 - iii) CS.3 Worship Square, Clifton Street and Scrutton Street;
 - iv) CS.4 Worship Street and Curtain Road;

DEVELOPMENT CONTEXT

The Central Shoreditch neighbourhood is a vibrant, diverse area characterised by brick-built warehouses which have been adapted, reused and repurposed to accommodate a wide range of businesses of all types and sizes. Building heights are typically between 3 and 6 storeys across the area. Offices are the predominant use in the Central Shoreditch neighbourhood although this vibrant area is known for its vibrant street life and wide range of activities and attractions, including:

- A clustering of creative and high-tech industries many of which provide critical support to City based businesses;
- Ground floor, often specialist, retail uses – particularly along key streets;
- A diverse and vibrant range of cafes bars and nightclubs which attract visitors from all over the country; and
- Other cultural uses such as galleries and museums which make a significant contribution to London’s cultural offer.

Maintaining the vibrant, commercially-led, range of activities which together make the central Shoreditch area such a thriving and dynamic location is a key objective of this plan. The existing cluster of vibrant and diverse culture, specialist retail and night-time economy uses is acknowledged in the London Plan CAZ policy. The adverse impacts of over concentrations of evening economy uses have given rise to the establishment and recent extension of the Special Policy Area, within which there is a rebuttable presumption against granting any new premises licences, club premises certificates or variations of existing existing premises licenses and club premises certificates. Additionally any application for the intensification of existing uses either by increase in their capacity or hours of uses, will not normally be granted, unless the applicant can demonstrate that this will not add to the cumulative negative impact being felt in this area.

PUBLIC REALM OPPORTUNITIES

Having already invested in delivering public realm improvements across this central area of Shoreditch, the Council will look to continue this work through the implementation of the Future Shoreditch AAP.

South of Great Eastern Street, the key priority areas include:

- CS.1 Tabernacle Square – Part of London’s Cycle Superhighway Route 1, opportunities might include part road closure to encourage pedestrian identity of the space, reorientation of tree planting, new arrangement of furniture, raising of closed carriageway to aid cycling and pedestrian movement.
- CS.2 Leonard Street west of Leonard Circus – Potential road closure to vehicles to aid cycling and character of street with scope for tree planting in carriageway to continue Leonard Circus treatment.
- CS.3 Worship Square, Clifton Street and Scrutton Street – Currently dominated by a motorcycle park, this is a large space at the junction between Worship Street and Clifton Street. Improves to include potential road closure, tree planting, seating, narrowed carriageway and raised table. Improved should extend northward along Clifford Street and between the two public houses at either end of Scrutton Street.
- CS.4 Worship Street and Curtain Road – These prominent streets and where they meet at Principal Place present opportunities for tree planting, removal of motorcycle parking and improved cycle access.

North of Great Eastern Street, key priority areas include:

- CS.5 Rivington Street and Garden Walk – Rivington Street is one of Shoreditch’s most archetypal streets. Improves already made along its length, geared towards making pedestrian movement safer, more pleasant and easier to navigate, should extend to the railway line. The opportunity for vehicles to use Garden Walk as a rat run should be addressed. There is scope here for the creation of public space with seating and planting whilst also catering for pedestrian movement.
- CS.6 Charlotte Road – There is scope here to improve pedestrian facilities and generally ensure the public realm reflects the good quality of the buildings along this important route, and most particularly at its junction with Rivington Street.
- CS.7 King John Court, New Inn Yard, New Inn Street and Bateman’s Row – The public realm in this part of Shoreditch has lacked invest for a long time. Cars dominate so there is a major opportunity to create more attractive street environments with tree planting and more space for pedestrians. New Inn Yard is an important east-west pedestrian route, but the pavements are poor quality.
- CS.8 The Hoxton Square area including Rufus Street, Hoxton Street and Bowling Green Walk – This is a busy and popular network of streets and connections and the single largest public open space in the AAP area. There is scope to reorganise the space and create a more pedestrian priority and better lighting around and improved access to the Square.

Local views

Local views towards important heritage assets in the Neighbourhood are identified on Figure 41 on page 83. Development proposals will need to take account of the impact of new development on these views in the context of the need, where necessary, to preserve or enhance the setting of these assets.

- LV.C View of the Grade II Horse and Groom public house and other early C18 at 24 & 26 Curtain Road.
- LV.D Framed view looking north through trees in Hoxton Square from Rufus Street.
- LV.E View across Hoxton Square and surrounded listed buildings from south-east corner.
- LV.F View of Grade II listed Shoreditch Town Hall and bell tower from Hoxton Street.
- LV.G View of the old Shoreditch Magistrates Court and Police Station across Old Street.
- LV.H View of Grade II listed early C18 building on the corner of Charlotte Road with rounded tiled gambrel roof.
- LV.I View of Grade II listed drinking fountain embedded within public space fronting Great Eastern Street.
- LV.J View across the shared space at the intersection between Paul Street and Leonard Street.
- LV.K View towards listed late C18/early C19 homes and C19 warehouse at the northwestern end of Curtain Road.
- LV.L View north along Great Eastern Street towards Grade II listed warehouses.
- LV.M View of St Michael’s Church across Mark Street Gardens.



Figure 42. Rivington Street, looking west

FSOS 01

110 CLIFTON STREET

- Existing Use: Mixed-use; office, retail, industrial and light industrial
- Site Area: 0.21ha
- Ownership: Private
- PTAL Rating: 6b
- Timescale: Short

Planning considerations:

- Central Activities Zone
- Shoreditch Priority Office Area
- South Shoreditch Conservation Area
- Shoreditch Archaeological Priority Area
- Shoreditch CPZ
- Buildings of Townscape Merit Townscape assets to the east

DEVELOPMENT GUIDANCE:

This is a site suitable for employment-led mixed use development in accordance with the following principles:

Land use:

- Redevelopment should be office-led and should retain or re-provide existing light industrial floorspace in accordance with Policy FS01.
- Residential uses should be incorporated in the southern part of the site, accessed off Scrutton Street and/or New North Place.
- Prominent ground floor frontages - Scrutton Street - should be active ie retail, leisure or community uses.

Design and conservation:

- Scrutton Street frontage contributes positively to the character of the South Shoreditch Conservation Area and should be composed of a finer grain form of development.
- Larger floor plates are better accommodated to the north of the sites, accessed off Clifton Street.
- Massing can increase at the northern end of the site.
- The site is in the conservation area so would need a Heritage Assessment of the existing building prior to accepting the principle of demolition.

- New development would need to take account of the settings of the Grade I, Grade II* and Grade II listed group to the north (former Church of St Michael and All Angels, Vicarage, Nunnery and School) and the locally listed buildings in Holywell Row to the south.
- Appropriate building heights are considered to 4 - 5 storeys on the Scrutton Street frontage and 5 - 7 storeys to the northern end of the site.

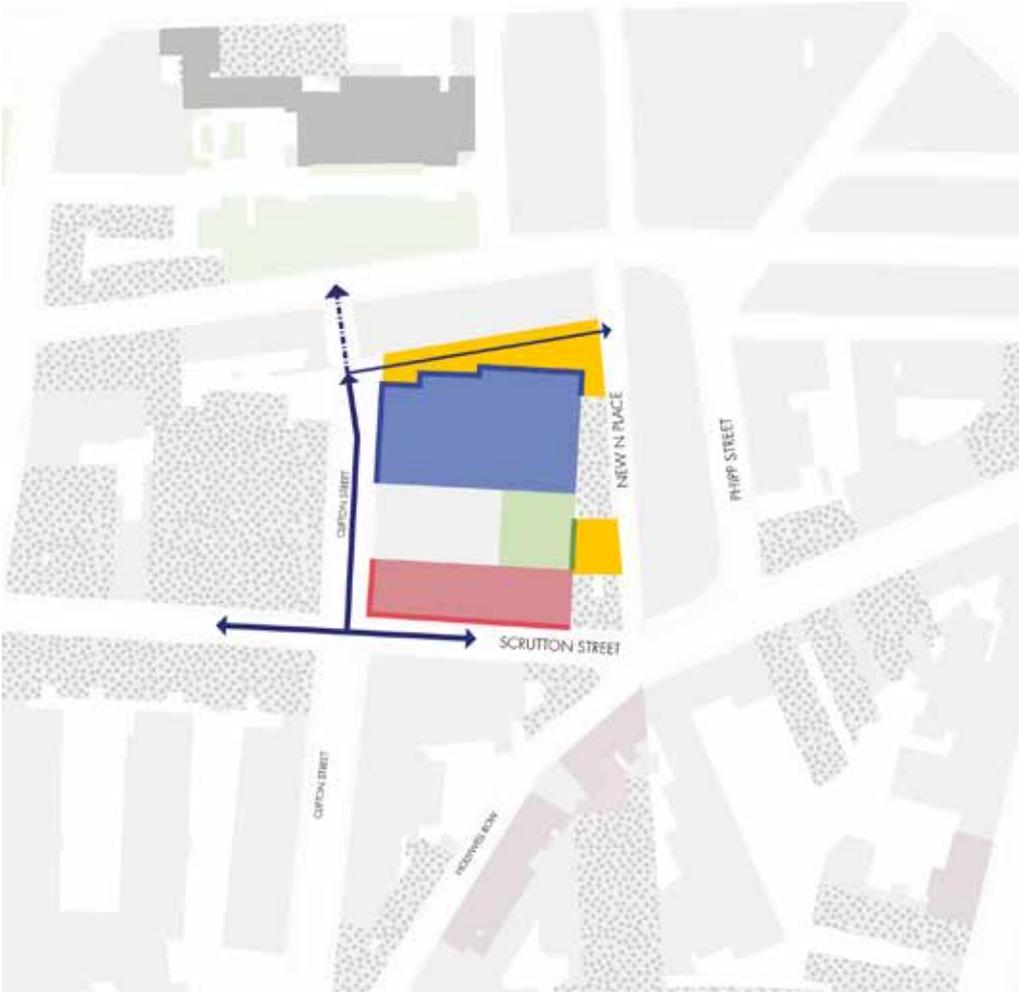
Public realm:

- Opportunity to establish pedestrian link between Clifton Street and Luke Street.
- Opportunity to establish link between Clifton Street and New North Place should be taken if possible.
- Redevelopment should contribute to public realm improvements along the length of Scrutton Street (public realm improvement CS.3).

Indicative capacity:

- 9,000 sqm GEA of office space gross.
- 16 residential units.
- up to 400 sqm of retail floorspace.

FSOS 01
110 CLIFTON STREET



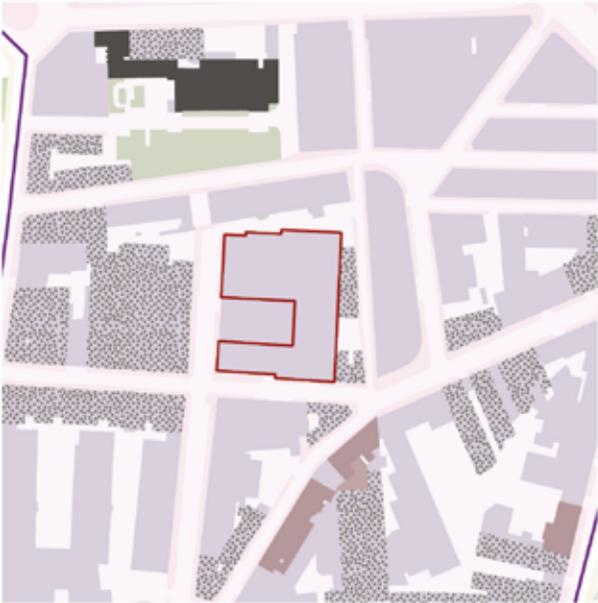
110 Clifton Street
FSOS 01 (Central Shoreditch Neighbourhood)



Key					
	Residential		Route (all modes)		Statutory listed building
	Retail		Future access route		Locally listed building
	Office		Pedestrian / cycle route		Building of townscape merit
			Public / urban realm enhancement		

FSOS 01
110 CLIFTON STREET

Heritage mapping



-  Opportunity site
-  Conservation area
-  Statutory listed building
-  Locally listed building

Typical upper floor uses

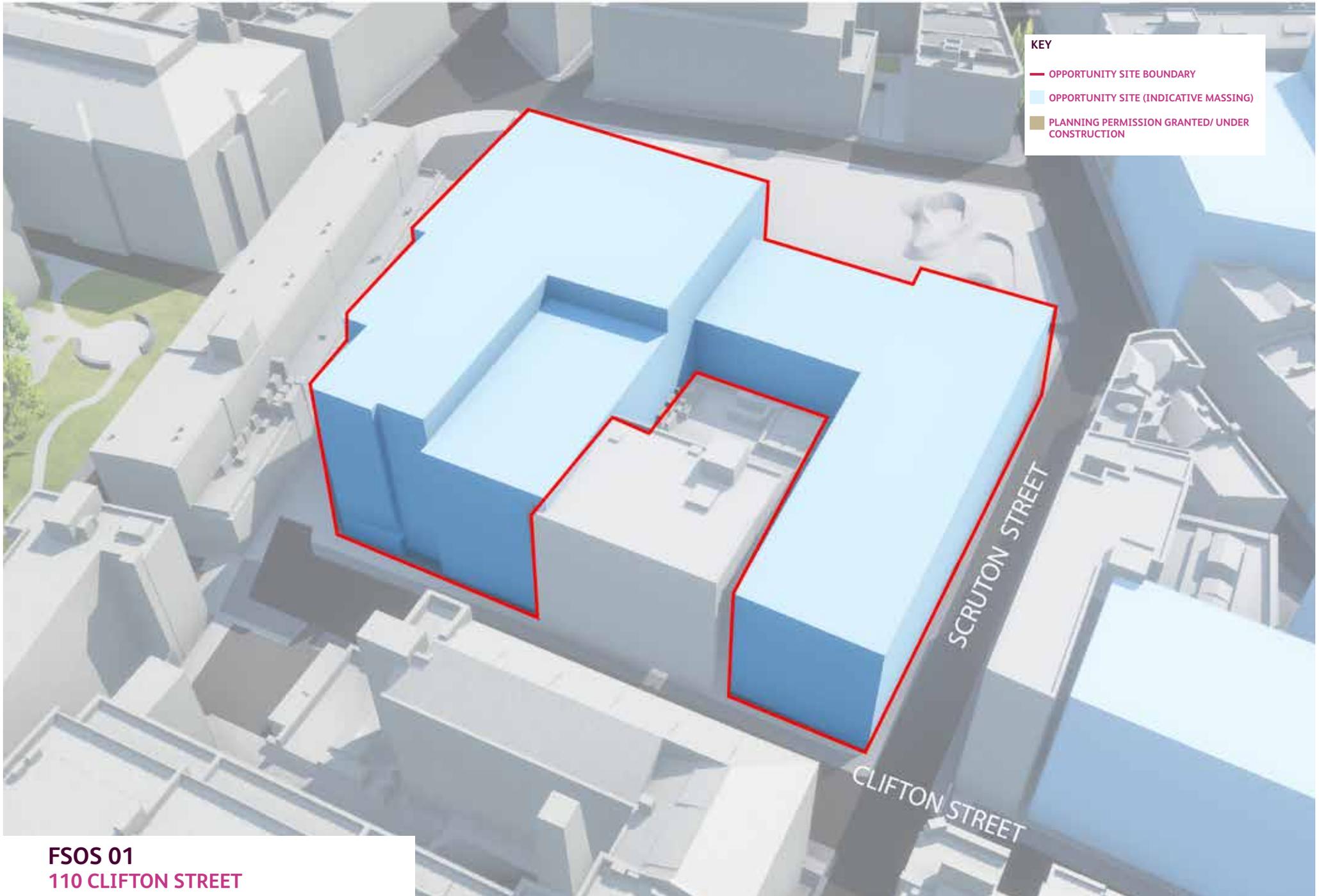


-  Residential
-  Retail
-  Office

Sensitivity to height



-  Low
-  Moderate
-  High



KEY

- OPPORTUNITY SITE BOUNDARY
- OPPORTUNITY SITE (INDICATIVE MASSING)
- PLANNING PERMISSION GRANTED/ UNDER CONSTRUCTION

FSOS 01
110 CLIFTON STREET

FSOS 02

64 - 80 CLIFTON STREET AND 4 - 8 HOLYWELL ROW

- Existing Use: Data centre, office uses
- Site Area: 0.17ha
- Ownership: Private
- PTAL Rating: 6b
- Timescale: Medium

Planning considerations:

- Central Activities Zone
- Shoreditch Priority Office Area
- South Shoreditch Conservation Area
- Shoreditch Archaeological Priority Area
- Local Listed buildings close to site
- South Shoreditch CPZ
- Buildings of Townscape Merit

DEVELOPMENT GUIDANCE:

Land use:

- Small scale retail / workshop / residential addresses to Holywell Row.
- New development should present an office address to Clifton Street.
- Support change of use (not demolition) of ground floor building on the southern end to A class use.

Urban design and conservation:

- Very prominent existing south facing frontage at southern extent of the site which are Buildings of Townscape Merit.
- 4 to 8 Holywell Row is a Building of Townscape Merit and should be retained.
- Number 64, 66 and 68 Clifton Street is a characteristic Victorian building in a conservation area and should be retained.
- New development will need to take account of impacts on the setting of the locally listed buildings at 4 to 8 Holywell Row and the rest of Holywell Row.

- Development along Holywell Row should create a continuous street frontage with no rear access. Sensitive infill development on Holywell Row suitable for 3 storeys with a set back 4th storey.
- There is scope for the creation of private amenity space, accessed via Clifton Street.
- New development on Clifton Street appropriate for 5 - 6 storeys.

Public realm:

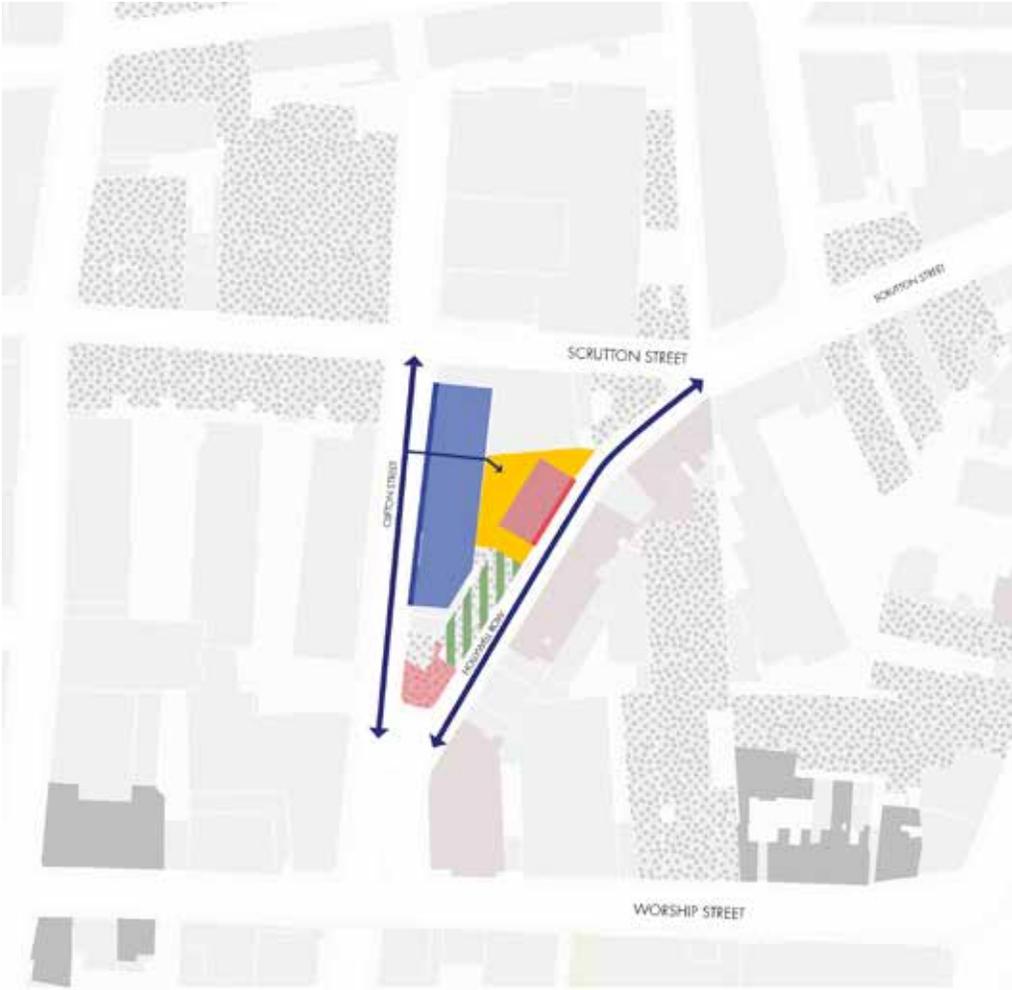
- Major opportunity to deliver improvements along Clifton Street and create a new public space where Clifton Street and Holywell Row (public realm improvement CS.3).
- These improvements would link into wider improvements along Worship Street (public realm improvement CS.4).

Indicative capacity:

- 4,200 sqm GEA of offices space gross.
- 8 residential units.
- up to 450 sqm of retail floorspace.

FSOS 02

**64 - 80 CLIFTON STREET AND
4 - 8 HOLYWELL ROW**



64 - 80 Clifton Street and 4 - 8 Holywell Row
FSOS 02 (Central Shoreditch Neighbourhood)

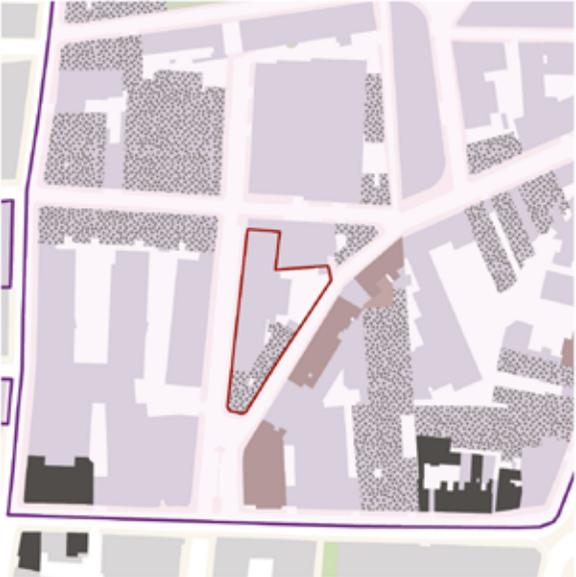


Key					
	Residential		Route (all modes)		Statutory listed building
	Retail		Future access route		Locally listed building
	Office		Pedestrian / cycle route		Building of townscape merit
	Residential extension		Public / urban realm enhancement		

FSOS 02

64 - 80 CLIFTON STREET AND
4 - 8 HOLYWELL ROW

Heritage mapping



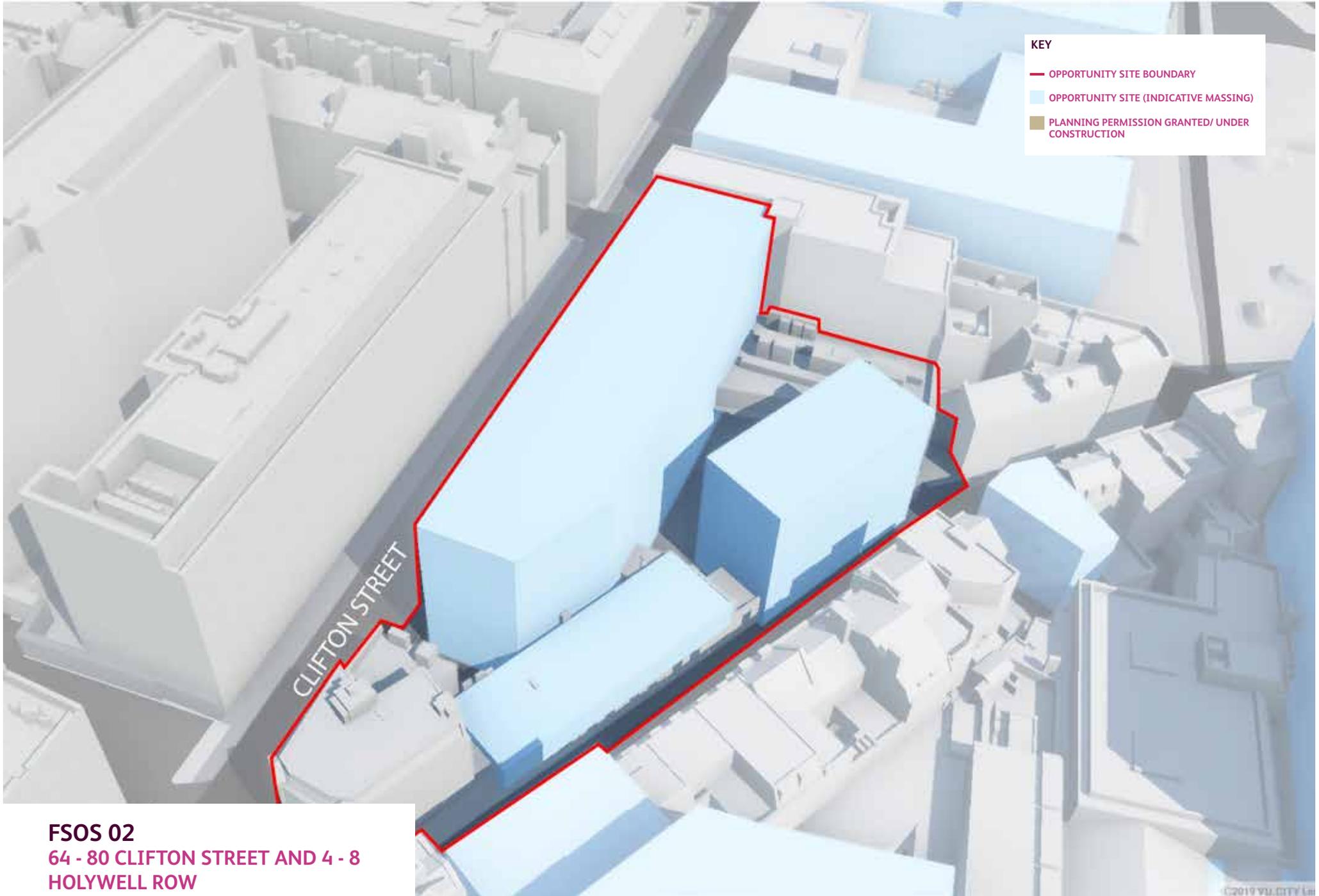
- Opportunity site
- Conservation area
- Statutory listed building
- Locally listed building
- Building of townscape merit

Typical upper floor uses



Sensitivity to height





KEY

- OPPORTUNITY SITE BOUNDARY
- OPPORTUNITY SITE (INDICATIVE MASSING)
- PLANNING PERMISSION GRANTED/ UNDER CONSTRUCTION

FSOS 02
64 - 80 CLIFTON STREET AND 4 - 8
HOLYWELL ROW

FSOS 03

35 - 45 GREAT EASTERN STREET

- Existing Use: Multi-storage car park and car wash
- Site Area: 0.11ha
- Ownership: Private
- PTAL Rating: 6b
- Timescale: short-term

Planning Considerations:

- Central Activities Zone
- Shoreditch Priority Office Area
- South Shoreditch Conservation Area
- Shoreditch Archaeological Priority Area
- Shoreditch Special Policy Area
- North Shoreditch CPZ

DEVELOPMENT GUIDANCE:

Land use:

- Office development with ground floor active uses to strengthen Great Eastern Street character.
- This site considered appropriate for a wholly commercial scheme.

Urban design and conservation:

- The prominent existing building detracts from the character of the conservation area. Redevelopment of the site provides the opportunity for the character of the conservation area to be enhanced.
- New development should strengthen the building line along Great Eastern Street.
- Opportunity to create interesting 'bullnose' style corners to reference typical buildings along Great Eastern Street. Heights should respect prevailing shoulder heights along Great Eastern Street.
- In view of the visual prominence of the site, the impact on local views will be a key consideration.
- Any new building would need to take into account the setting of the Grade II listed building at 40 Great Eastern Street and the locally listed Old Blue Last Public House.
- Appropriate building height is 6 storey shoulder height with setback +1 storey.

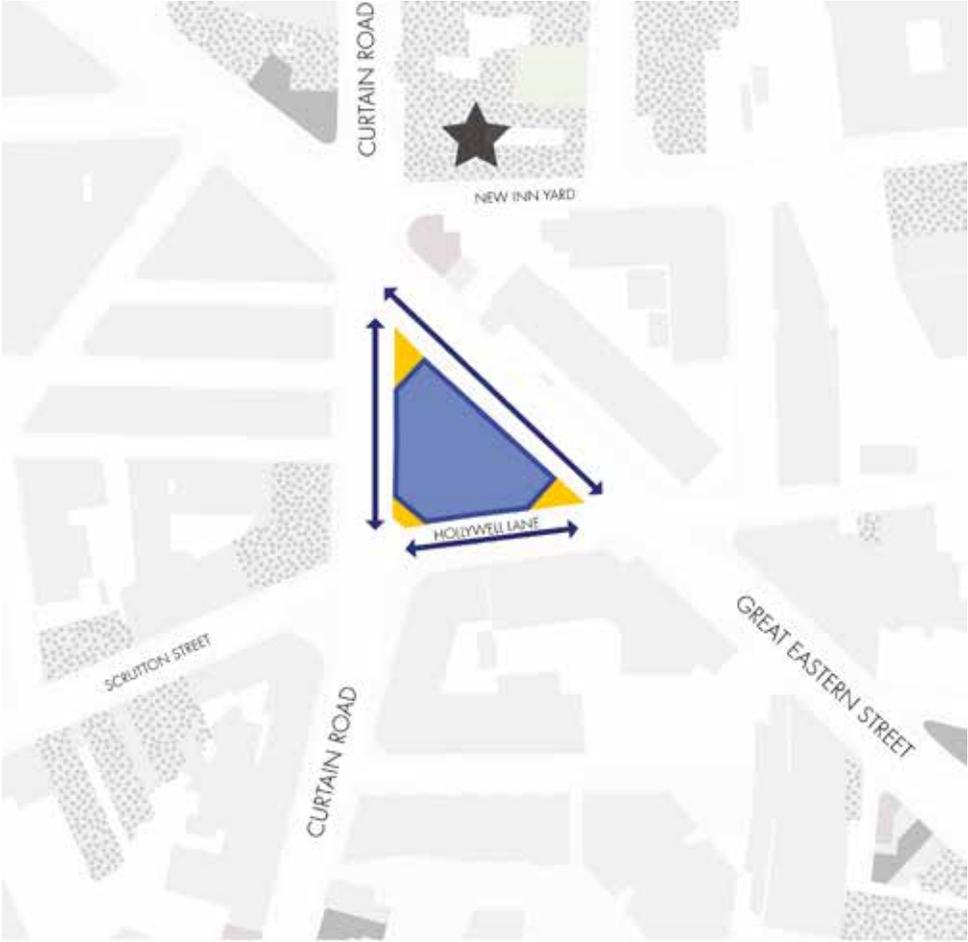
Public realm:

- Important street tree at northern corner which should be retained.
- Opportunity to improve public realm at Great Eastern Street corners in conjunction with traffic management improvements being explored by TfL.

Indicative capacity:

- 6,900 sqm GEA of office floorspace space gross.

FSOS 03
35 - 45 GREAT EASTERN STREET



35 - 45 Great Eastern Street
FSOS 03 (Central Shoreditch Neighbourhood)



Key

Residential	Route (all modes)	Statutory listed building
Retail	Future access route	Scheduled monument
Office	Pedestrian / cycle route	Locally listed building
	Public / urban realm enhancement	Building of townscape merit

FS0S 03
35 - 45 GREAT EASTERN STREET

Heritage mapping



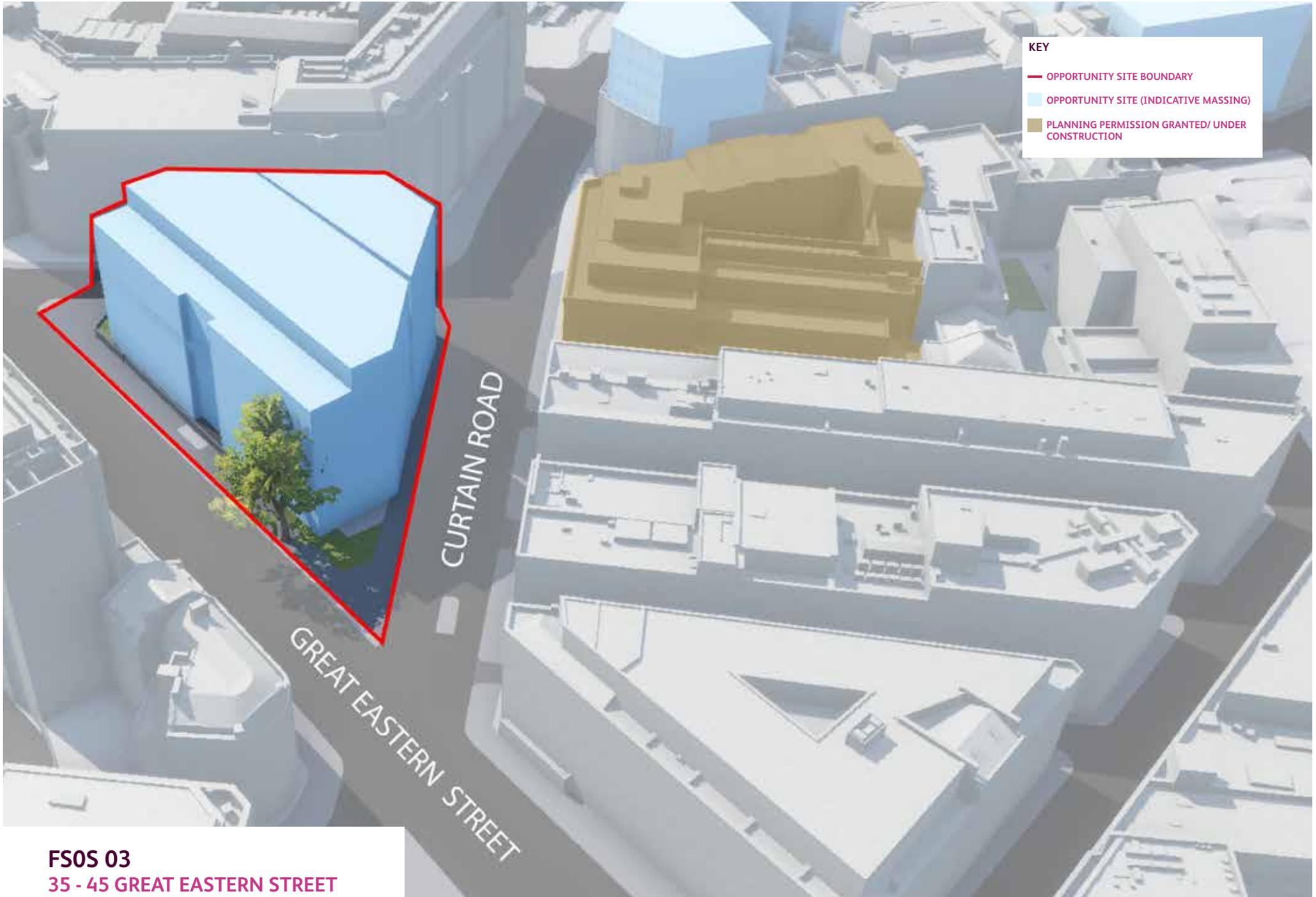
-  Opportunity site
-  Conservation area
-  Statutory listed building
-  Locally listed building
-  Building of townscape merit

Typical upper floor uses



Sensitivity to height





KEY

- OPPORTUNITY SITE BOUNDARY
- OPPORTUNITY SITE (INDICATIVE MASSING)
- PLANNING PERMISSION GRANTED/ UNDER CONSTRUCTION

FS0S 03
35 - 45 GREAT EASTERN STREET

FSOS 04

110 TABERNACLE STREET

- Existing Use: Mixed-use; office, retail, industrial, light industrial
- Site Area: 0.38ha
- Ownership: Private
- PTAL Rating: 6b
- Timescale: Medium term

Planning Considerations:

- Central Activities Zone
- Shoreditch Priority Office Area
- The northern part of the site lies within the South Shoreditch Conservation Area
- Shoreditch Archaeological Priority Area
- North Shoreditch CPZ

DEVELOPMENT GUIDANCE:

Land use:

- Opportunity for infill commercial development on south-east corner and north-west corner.
- Redevelopment or infill development could provide a mix of uses including active commercial or community uses at street level along Paul Street and Leonard Street.
- Office uses on upper floors should predominate with scope for a limited amount of residential uses where appropriate.
- However, in view of recent refurbishment of existing office building, infill development does not need to include residential uses.

Urban design and conservation:

- The site presents the opportunity to complete the Quadrant at Leonard Circus. This could be achieved with new buildings or infill development.

- Appropriate building height for key frontages around the site, ie Paul Street, Leonard Street and Tabernacle Street, is 6 storeys.
- New development would need to consider the setting of the South Shoreditch Conservation Area, the Grade I, Grade II* and Grade II listed group to the south east (former Church of St Michael and All Angels, Vicarage, Nunnery and School) and the locally listed building at 140 Tabernacle Street.

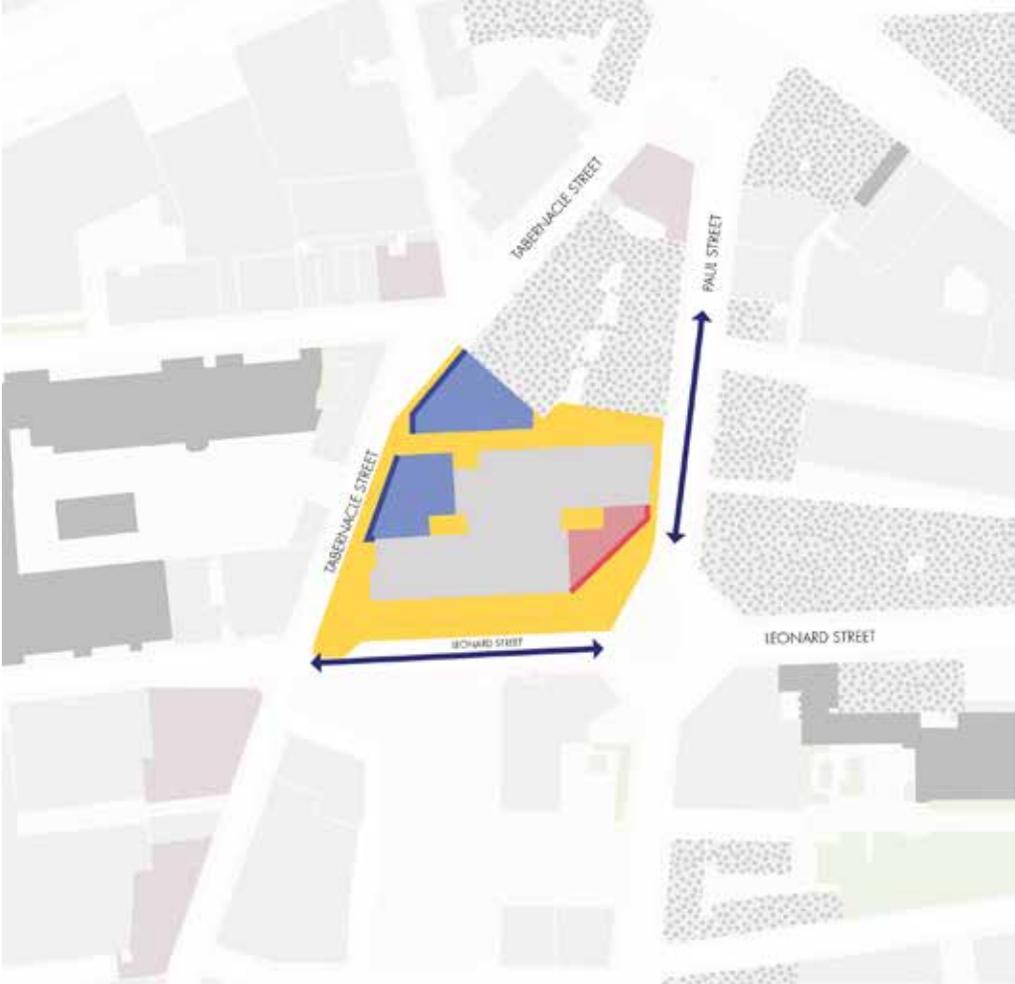
Public realm:

- Public realm improvements along Leonard Street as an extension to Leonard Circus (public realm improvement CS.2).

Indicative capacity:

- 4,200 sqm GEA of offices space gross.
- 20 residential units.
- Up to 250 sqm GEA of retail space.

FSOS 04
110 TABERNACLE STREET



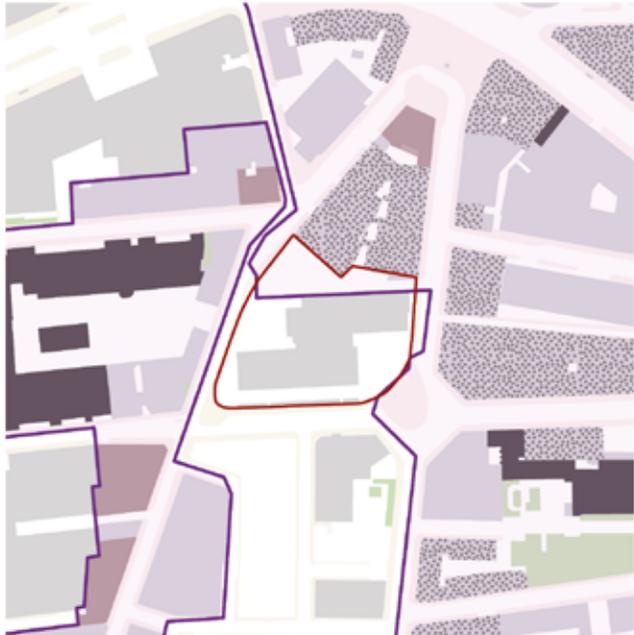
110 Tabernacle Street
 FSOS 04 (Central Shoreditch Neighbourhood)



Key					
	Residential		Route (all modes)		Statutory listed building
	Retail		Future access route		Locally listed building
	Office		Pedestrian / cycle route		Building of townscape merit
			Public / urban realm enhancement		

FSOS 04
110 TABERNACLE STREET

Heritage mapping



-  Opportunity site
-  Conservation area
-  Statutory listed building
-  Locally listed building
-  Building of townscape merit

Typical upper floor uses

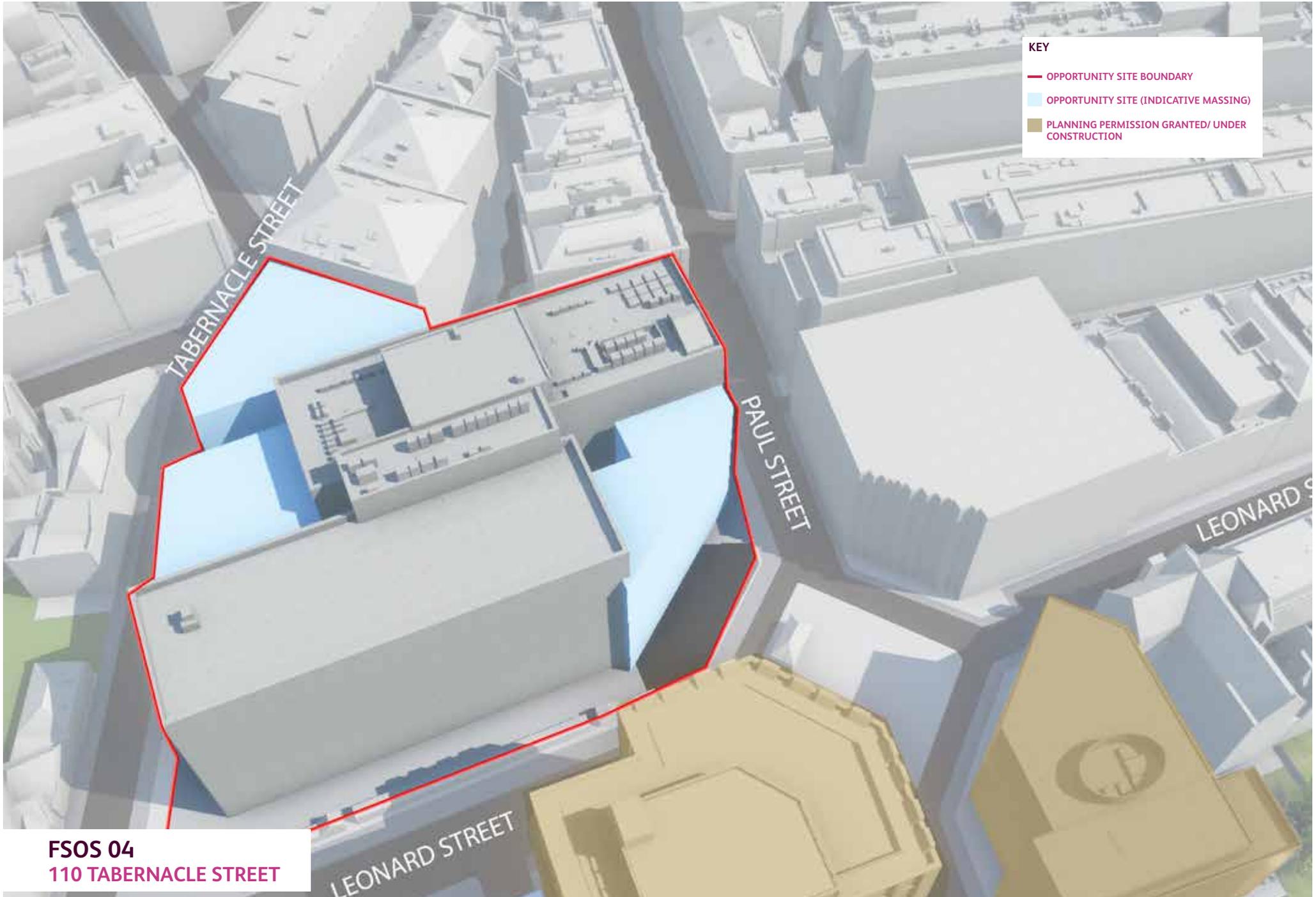


-  Residential
-  Retail
-  Office

Sensitivity to height



-  Low
-  Moderate
-  High



KEY

- OPPORTUNITY SITE BOUNDARY
- OPPORTUNITY SITE (INDICATIVE MASSING)
- PLANNING PERMISSION GRANTED/ UNDER CONSTRUCTION

FSOS 04
110 TABERNACLE STREET

FSOS 05

STREET BLOCK DEFINED BY WORSHIP STREET, CURTAIN ROAD, HOLYWELL ROW AND SCRUTTON STREET

- Existing Use: Mixed use; office, residential, community-use
- Site Area: 1.7ha
- Ownership: Private
- PTAL Rating: 6b
- Timescale: medium / long-term

Planning Considerations:

- Central Activities Zone
- Shoreditch Priority Office Area
- South Shoreditch Conservation Area
- Local and Statutory Listed buildings on the site
- Shoreditch Archaeological Priority Area
- The south east corner of the site lies within the Westminster Pier to St Paul's Strategic View background area
- South Shoreditch CPZ

DEVELOPMENT GUIDANCE:

Land use:

- Opportunity for office-led mixed use development.
- Retail / leisure and office on ground floors.
- Infill development along Worship Street, Curtain Road, Scrutton Street and Holywell Row.
- Opportunity for commercial development on south-west, south-east and north-east corners and north-west corner.
- Refurbishment of buildings of townscape merit within the urban block to provide opportunities for retail, commercial leisure, workspace, cultural or community uses in a form that enhances the character of the Central Shoreditch Neighbourhood.
- Office uses on upper floors should predominate with residential more appropriate towards the block perimeter.

Urban design and conservation:

- The site presents the opportunity to improve permeability of the block and introduce new routes that connect with the wider street network.

- New development should, where possible, maintain the fine-grained historic plot division of the block.
- Development proposals will need to work positively with the site's many heritage assets which include listed, locally listed and buildings of townscape merit - a detailed heritage assessment will be required to support redevelopment proposals.
- New development would need to consider the setting of the South Shoreditch Conservation Area, the Grade II* and Grade II listed group to the south east (91-101 Worship Street and 101-105 Worship Street), as well as the group just outside the site boundary to the east (24 and 26 Curtain Road).
- There are also a number of locally listed buildings within the site that development must take consideration of, including 13-21 Curtain Road, 10-12 Holywell Row, 14 Holywell Row, 15-21 Holywell Row, 24-27 Holywell Row and Clifton House, 75-77 Worship Street.
- Appropriate building heights for key frontages around the site, ie Worship Street, Curtain Road, Scrutton Street and Holywell Row, is between 6 to 8 storeys, though the top two levels should be stepped back from the street.

- The central area of the site might present opportunities for greater heights where it can be demonstrated that the character of the conservation area and important views are not adversely affected. Important views include the backdrop of the London View Management Framework View 8A.1 from Westminster Pier to St. Paul's Cathedral.

Public realm:

- Major opportunity to deliver improvements along the southern and eastern site frontage to Worship Street and Curtain Road (public realm improvement CS.4).
- A network of public routes should traverse the site and provide new linkages across this part of Shoreditch.

Indicative capacity:

- 25,000 sqm GEA of office/retail space.
- 93 residential units.
- up to 3,600 sqm of retail floorspace

FSOS 05
STREET BLOCK DEFINED BY WORSHIP STREET, CURTAIN ROAD, HOLYWELL ROW AND SCRUTTON STREET



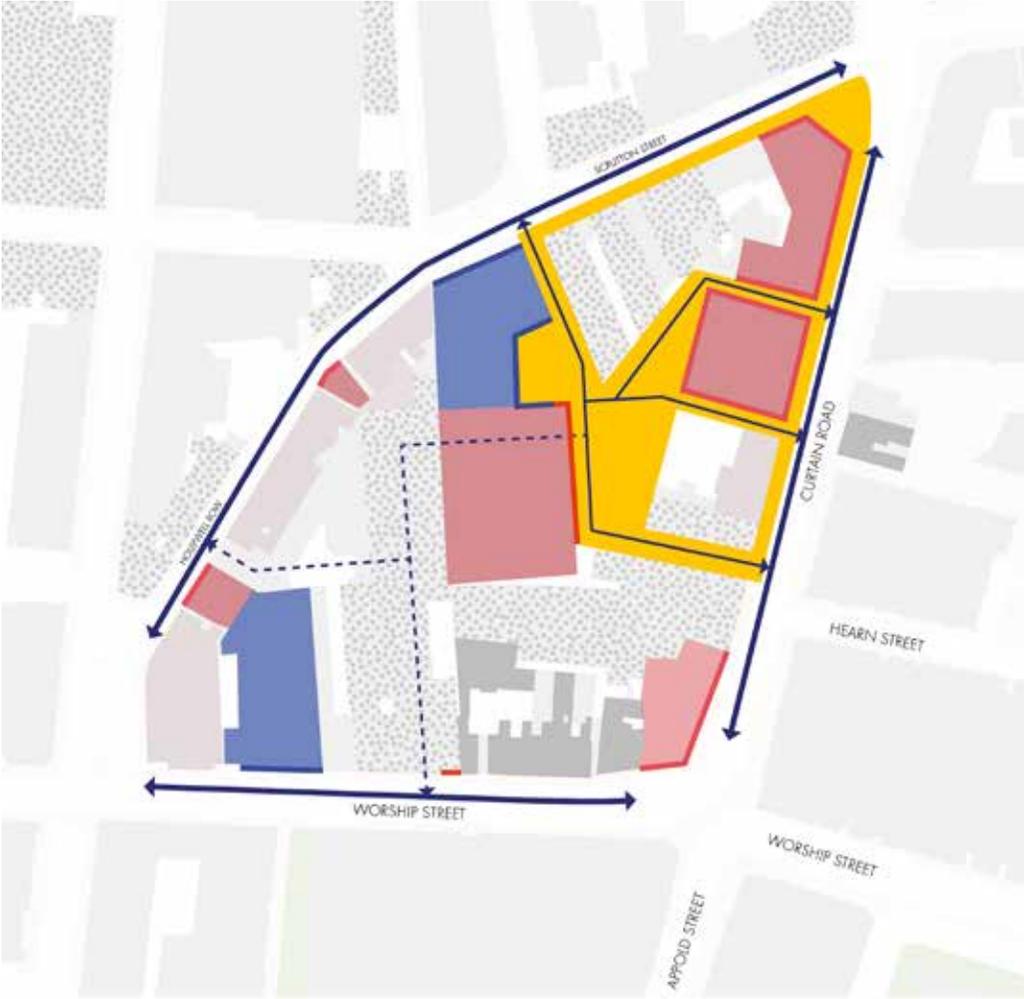
Street block bounded by Curtain Road
 FSOS 05 (Central Shoreditch Neighbourhood)

Key

- | | | |
|-------------------------|-----------------------------|----------------------------------|
| Potential through route | Statutory listed building | 5+2 Shoulder plus setback height |
| Historic plot division | Locally listed building | Strategic View Background Area |
| Difference in scale | Building of townscape merit | |

FSOS 05

STREET BLOCK DEFINED BY WORSHIP STREET, CURTAIN ROAD, HOLYWELL ROW AND SCRUTTON STREET



Street block bounded by Curtain Road
 FSOS 05 (Central Shoreditch Neighbourhood)



Key					
■	Residential	■	Route (all modes)	■	Statutory listed building
■	Retail	- - -	Future access route	■	Locally listed building
■	Office	—	Pedestrian / cycle route	■	Building of townscape merit
		■	Public / urban realm enhancement		

FSOS 05

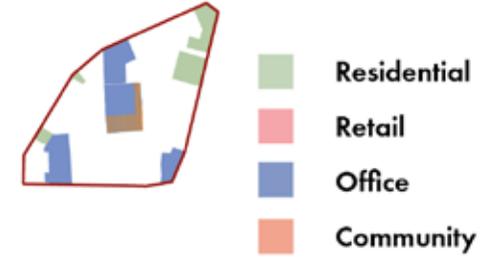
STREET BLOCK DEFINED
BY WORSHIP STREET,
CURTAIN ROAD,
HOLYWELL ROW AND
SCRUTTON STREET

Heritage mapping

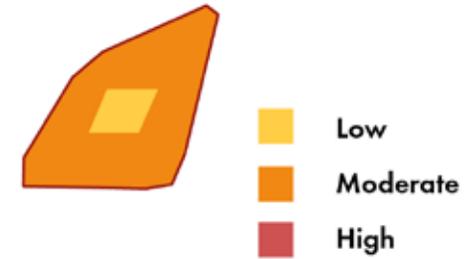


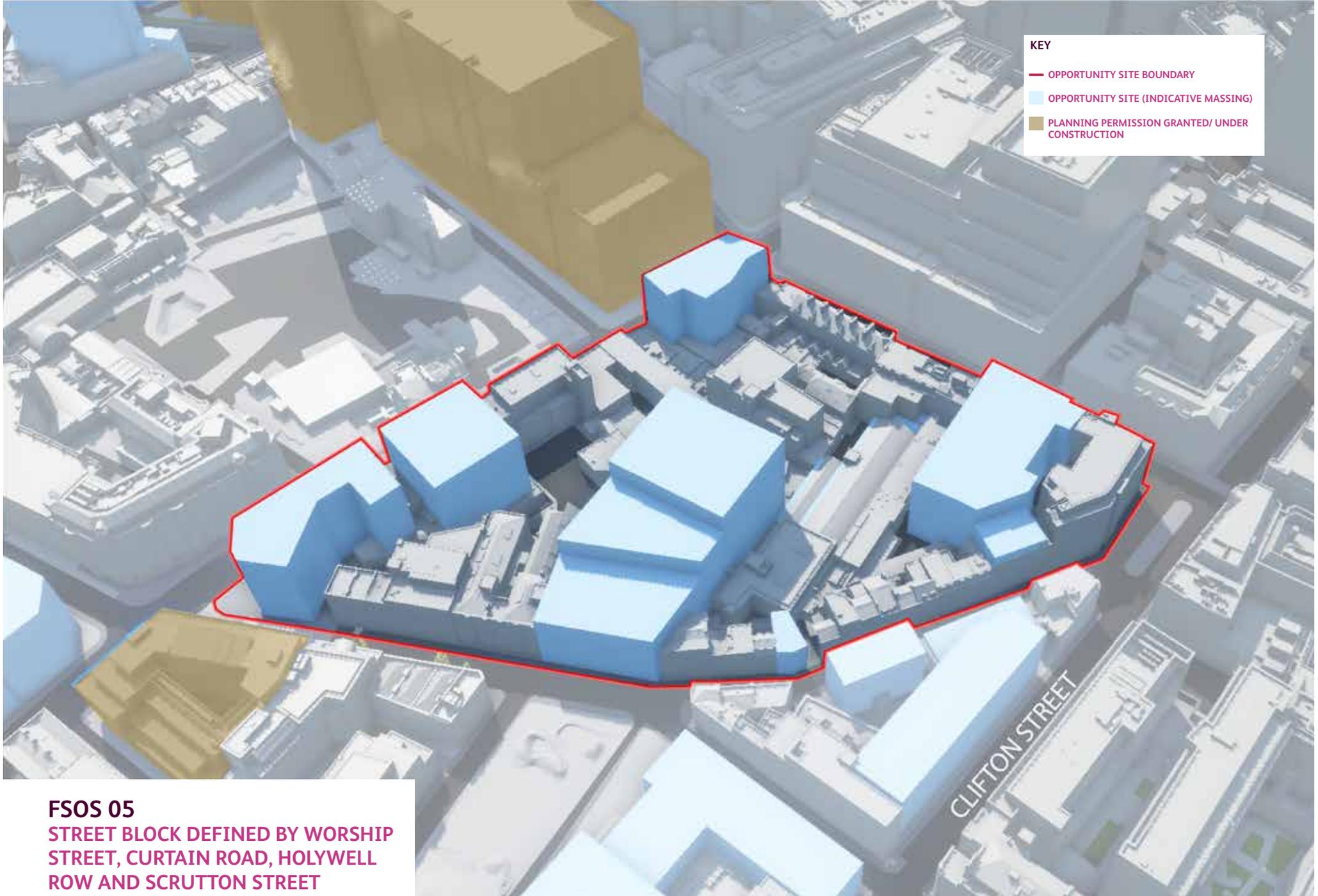
-  Opportunity site
-  Conservation area
-  Statutory listed building
-  Locally listed building
-  Building of townscape merit

Typical upper floor uses



Sensitivity to height





FSOS 05
STREET BLOCK DEFINED BY WORSHIP STREET, CURTAIN ROAD, HOLYWELL ROW AND SCRUTTON STREET



Figure 43. Worship Street, looking North

FSOS 06

LONDON COLLEGE OF FASHION, 100-102 CURTAIN ROAD

- Existing Use: Education use (London College of Fashion)
- Site Area: 0.17ha
- Ownership: Private
- PTAL Rating: 6a
- Timescale: Short

Planning considerations:

- Central Activities Zone
- Shoreditch Priority Office Area
- South Shoreditch Conservation Area
- Shoreditch Archaeological Priority Area
- Shoreditch Special Policy Area
- North Shoreditch CPZ

DEVELOPMENT GUIDANCE:

Land use:

- Education uses are protected under Local Plan Policy. Any new development or changes of use proposed on the site would need to address the criteria under Local Plan Policy LP8.
- Redevelopment should not result in the loss of any existing office space.
- The site does present an opportunity for new development on its Curtain Road frontage.
- Where new uses are considered appropriate, conversion and reuse of space should be oriented towards provision of accessible and flexible workspaces subject to other policies in the Plan.
- Limited residential development may be acceptable subject to other relevant policies in this plan.

Urban design and conservation:

- Refurbishment and conversion of existing building which is of townscape merit.
- Edwardian main school should be retained.
- There is scope for single storey roof extension.
- Industrial building facing the west suitable

for redevelopment.

- New development would need to consider the conservation area and the setting of the Grade II listed buildings at 43 to 47 Charlotte Road and 128 to 146 Curtain Road and in the wider area.
- Existing former school building boundary wall should be retained (acknowledging that this reduces opportunities for active frontages).
- Massing and building heights should respond to existing buildings on Bateman's Row and New Inn Street (6 storeys + 2 storey setback).

Public realm:

- Development should contribute to improvements along Curtain Road which is identified as a key street in the Future Shoreditch area.
- Public realm improvements along Bateman's Row and New Inn Street (public realm improvement ref CS.7).

Indicative capacity:

- 1,800 sqm GEA of community/office/workshop space.
- up to 350 sqm of retail floorspace

FSOS 06
LONDON COLLEGE OF FASHION,
100-102 CURTAIN ROAD



London College of Fashion, 100-102 Curtain Road
 FSOS 06 (Central Shoreditch Neighbourhood)

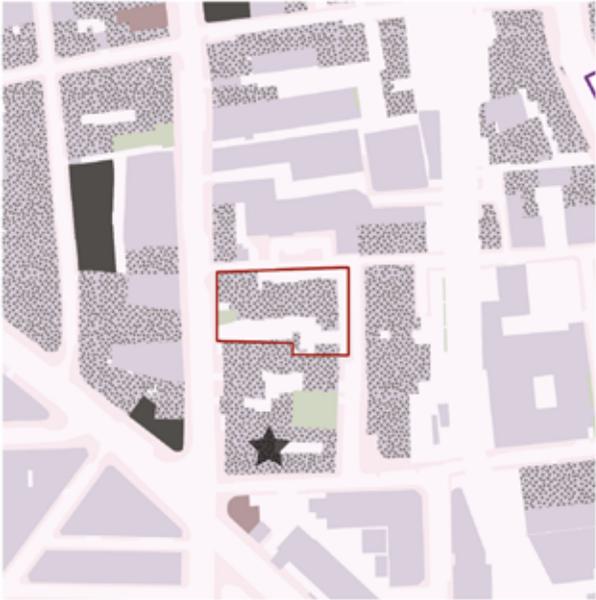


Key					
	Residential		Route (all modes)		Statutory listed building
	Retail		Future access route		Scheduled monument
	Office		Pedestrian / cycle route		Locally listed building
	Community		Public / urban realm enhancement		Building of townscape merit
	Residential extension				

FSOS 06

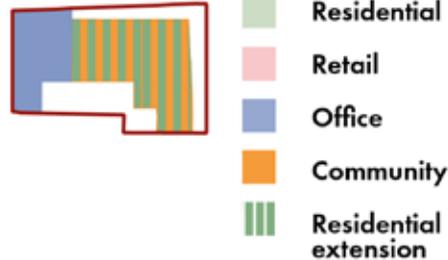
**LONDON COLLEGE OF FASHION,
100-102 CURTAIN ROAD**

Heritage mapping



-  Opportunity area
-  Conservation area
-  Statutory listed building
-  Scheduled monument
-  Locally listed building
-  Building of townscape merit

Typical upper floor uses

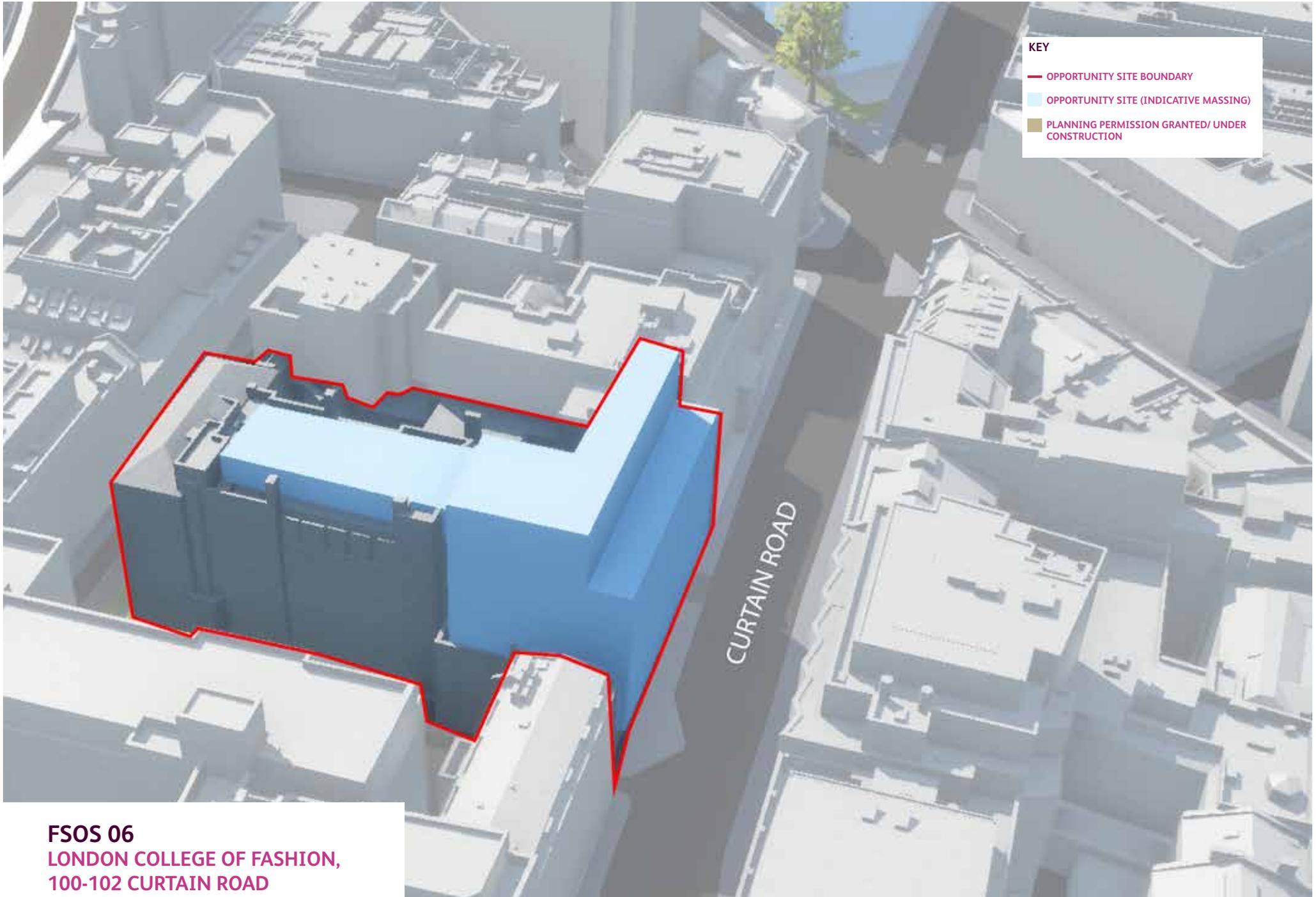


-  Residential
-  Retail
-  Office
-  Community
-  Residential extension

Sensitivity to height



-  Low
-  Moderate
-  High



KEY

- OPPORTUNITY SITE BOUNDARY
- OPPORTUNITY SITE (INDICATIVE MASSING)
- PLANNING PERMISSION GRANTED/ UNDER CONSTRUCTION

CURTAIN ROAD

FSOS 06
LONDON COLLEGE OF FASHION,
100-102 CURTAIN ROAD

FSOS 07

SITE BOUNDED BY TABERNACLE STREET

- Existing Use: car park
- Site Area: 0.18 ha
- Ownership: Private
- PTAL Rating: 6b
- Timescale: long-term

Planning considerations:

- Central Activities Zone
- Shoreditch Priority Employment Area
- Shoreditch Archaeological Priority Area
- South Shoreditch CPZ
- Adjacent to LBI Conservation Area (Bunhill Fields)

DEVELOPMENT GUIDANCE:

Land use:

- Mixed use redevelopment opportunity with the predominance of office space.
- Active ground floor uses to address Leonard Street.
- A limited amount of residential uses on upper floors.

Urban design and conservation:

- Appropriate building height 5 storey shoulder height +1 storey setback subject to amenity considerations.
- Opportunity for two separate entrances – one on northern and one on the southern end of Clere Place.
- Scale of massing responds to existing buildings along Kiffen Street and Clere Place
- The site is not in a Conservation Area and contains no heritage assets (currently a ground level car park without buildings).

- Any new buildings of additional height and bulk would need to consider the setting of the South Shoreditch Conservation Area and the settings of the Grade I, Grade II* and Grade II listed group to the east (former Church of St Michael and All Angels, Vicarage, Nunnery and School) and the settings of Conservation Areas and listed buildings in the London Borough of Islington adjacent.

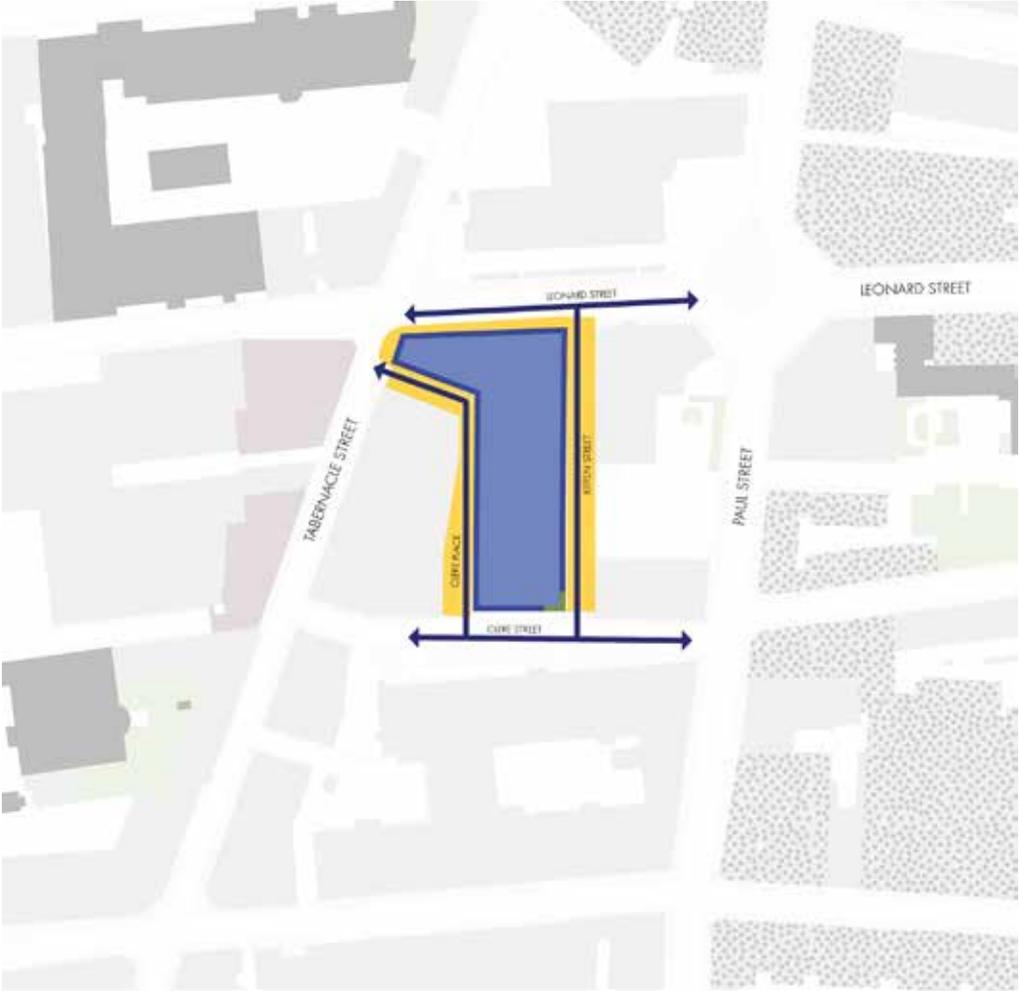
Public realm:

- Development should contribute to public realm improvements in the Leonard Circus area and specifically Leonard Street (public realm improvement CS.2).

Indicative capacity:

- 8,500 sqm GEA of office floorspace.
- 26 residential units.

FSOS 07
SITE BOUNDED BY
TABERNACLE STREET



Site bounded by Tabernacle Street
 FSOS 07 (Central Shoreditch Neighbourhood)



Key		
Residential	Route (all modes)	Statutory listed building
Retail	Future access route	Locally listed building
Office	Pedestrian / cycle route	Building of townscape merit
	Public / urban realm enhancement	

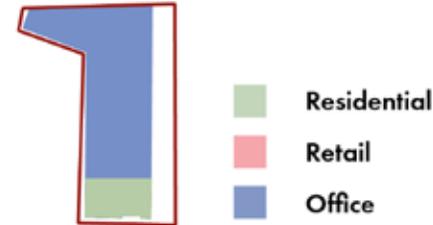
FSOS 07
SITE BOUNDED BY
TABERNACLE STREET

Heritage mapping



- Opportunity site
- Conservation area
- Statutory listed building
- Locally listed building
- Building of townscape merit

Typical upper floor uses

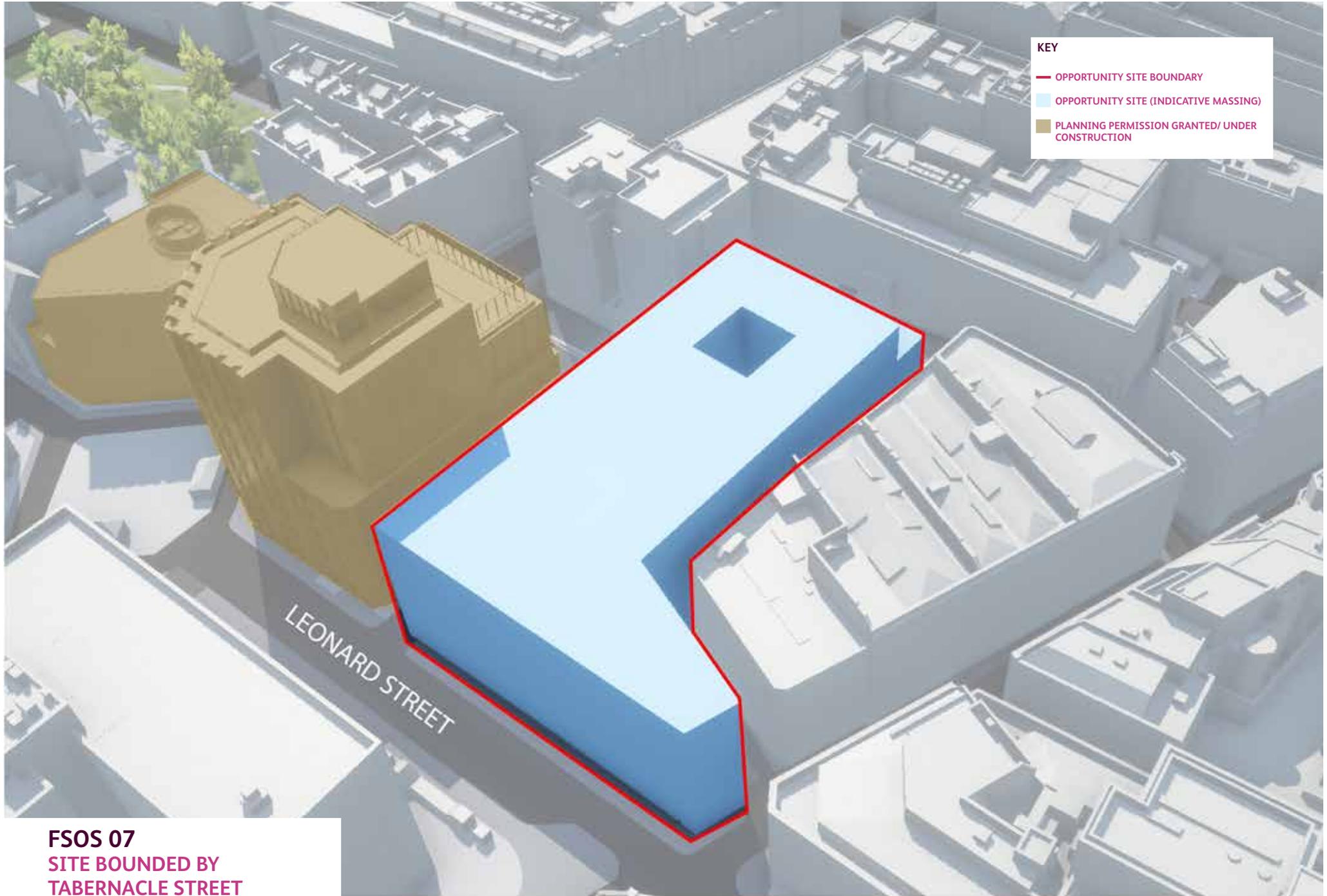


- Residential
- Retail
- Office

Sensitivity to height



- Low
- Moderate
- High



FSOS 07
SITE BOUNDED BY
TABERNAACLE STREET

NEIGHBOURHOOD 03:

SHOREDITCH HIGH STREET AND HACKNEY ROAD

The Shoreditch High Street spine, which continues north along Hackney Road, is a busy and bustling high street environment with generous pavements and a varied built character. The quality of the townscape is generally better on its western side. The character of the area is defined by this wide movement axis which differs from the more intimate streets and spaces in the Central Shoreditch area. The area plays an important role in supporting the day to day lives of those who live and work in the area.

Improving key east-west routes which connect to Shoreditch High Street is a priority, including Holywell Lane and New Inn Yard. With public space as such a premium in the area, improving key spaces is also an important opportunity, particularly Fairchild's Garden on Hackney Road which has enormous potential for improvement in this rapidly changing area.

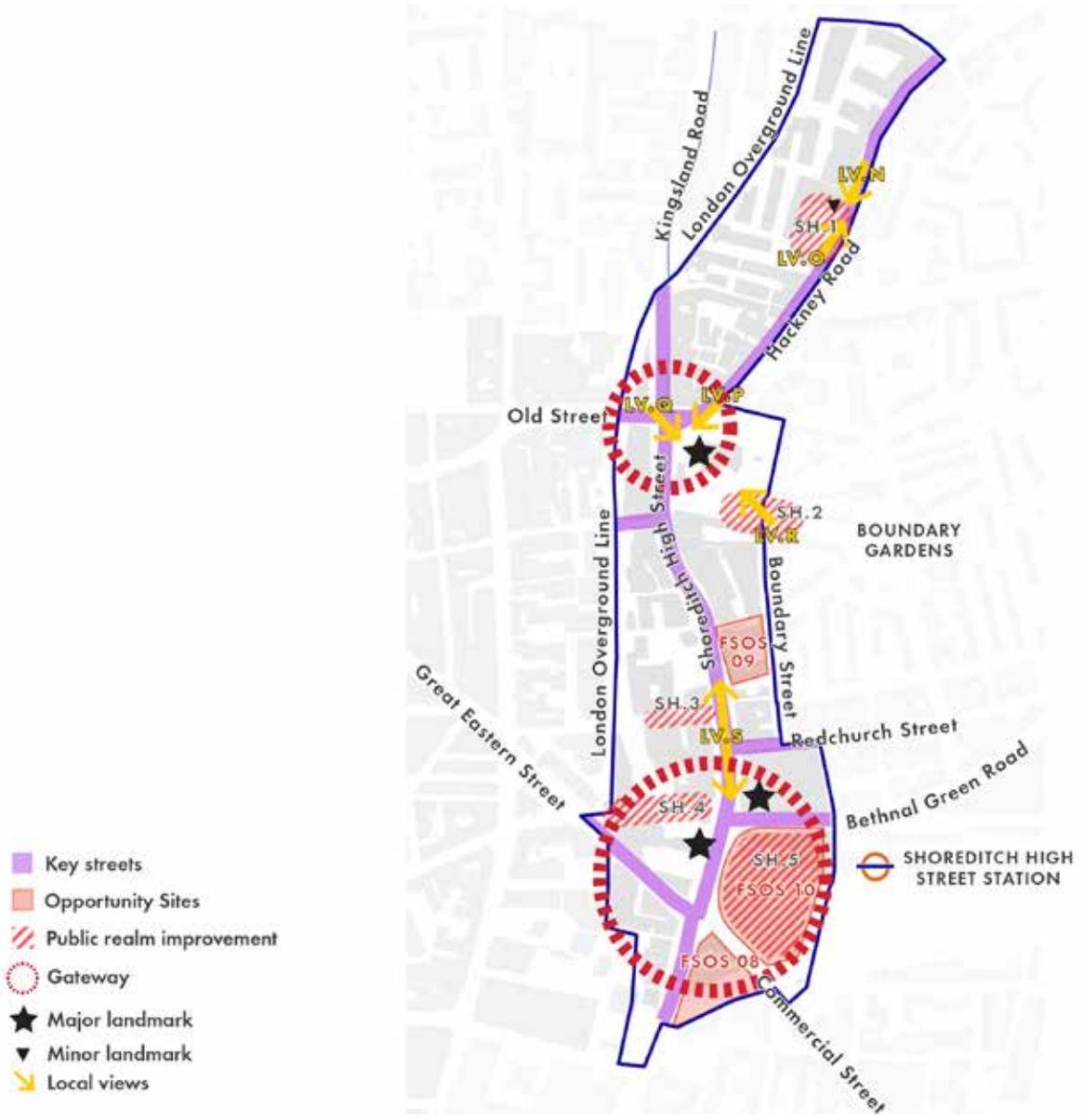


Figure 44. The Shoreditch High Street and Hackney Road Neighbourhood Public Realm Priorities and Local Views

POLICY NO3

THE SHOREDITCH HIGH STREET AND HACKNEY ROAD NEIGHBOURHOOD

- a) The Shoreditch High Street and Hackney Road neighbourhood is suitable for a balanced mix of uses. For areas within the Shoreditch Priority Office Area (POA), office space should comprise at least 50 % of floorspace in all developments.
- b) Alongside the provision of employment space within the Priority Office Area, residential uses should be the predominant land use.
- c) Community and retail/commercial may also be appropriate at ground floor level and any lower ground floors as part of new development, particularly where a site is within or adjacent to existing frontages of similar uses.
- d) Tall buildings are not acceptable in the South Shoreditch, Kingsland and Hackney Road Conservation Areas.
- e) Proposals will need to demonstrate how they protect or enhance the character of the conservation area and respect the area's prominently fine urban grain.
- f) Development should respond positively to the local views identified in Figure 44 which aid in legibility and contribute positively to the local townscape.
- g) The priority identified development opportunities in this neighbourhood identified in Figure 44 are:
 - i) FSOS 08 - Junction of Shoreditch High Street and Commercial Street
 - ii) FSOS 09 - Telephone Exchange, Shoreditch High Street
 - iii) FSOS 10 - Bishopsgate Goodsyards
- h) Public realm improvement priorities in this neighbourhood include:
 - i) SH.1 Fairchild's Garden;
 - ii) SH.2 Calvert Avenue;
 - iii) SH.3 New Inn Yard;
 - iv) SH.4 Holywell Lane; and
 - v) SH.5 Public realm and public space opportunities associated with the redevelopment of Bishopsgate Goods Yard

DEVELOPMENT CONTEXT

Whilst much of the area falls within the Shoreditch Priority Office Area, the Shoreditch High Street and Hackney Road neighbourhood area has a more balanced mix of uses than other parts of the Future Shoreditch area. It is therefore considered appropriate here to promote a more mixed and balanced set of land uses in redevelopment proposals, with greater emphasis placed on the important role this area can play in meeting the Borough's housing needs when compared with other more commercially oriented locations across the Future Shoreditch area.

Retail and community uses which, on a day-by-day basis, support local communities and their residents will need to be provided as part of mixed-use development proposals which increase the local resident population. Shoreditch High Street and Hackney Road are both commercial streets with a range of active ground floor uses including significant amounts of retail. It will be important for new development with prominent frontages to present active commercial uses at ground floor level along these historic highways.

Much of the area falls within a conservation area in recognition of the area's historic and fine grain urban character. Protecting the setting of St Leonard's Church is of particular importance. Building heights are typically 4-6 storeys along Shoreditch High Street, rising to 6-8 storey towards the south and 3-4 storeys along Hackney Road. The grain, scale and height of development tends to increase towards the south of the area near Shoreditch High Street station.

Public realm opportunities

SH.1 Fairchild's Garden – This is a significant and currently underused and neglected space on Hackney Road. Improvements to this space would offer significant community benefits to existing and new local residents and workers. In view of the general deficiency of public open space across the Future Shoreditch area, improving the access to, profile and quality of this space is a key opportunity and priority for the area as a whole.

- SH.2 Calvert Avenue – This forms the southern edge to St Leonard's Church yard and provides a connection to the historic Boundary Estate and Arnold Circus. There is scope to provide greater priority for pedestrians and cyclists.
- SH.3 New Inn Yard – There is an opportunity to create a new public space with seating and planting.
- SH.4 Holywell Lane – The route is a busy road with fast moving traffic. There is scope to widen pavements for pedestrians.

Local views

Local views towards important heritage assets in the Neighbourhood are identified on the plan above. Development proposals will need to take account of the impact of new development on these views in the context of the need, where necessary, to preserve or enhance the setting of these assets.

- LV.N View of Grade II listed Ye Olde Axe from Hackney Road.
- LV.O View of Grade II listed Ye Olde Axe across Fairchild's Garden.
- LV.P View of St. Leonard's Church and spire towards Shoreditch High Street.
- LV.Q View of St. Leonard's Church and pediment towards Hackney Road.
- LV.R View of St. Leonard's Churchyard and Cleeve House from Calvert Avenue.
- LV.S View of Grade II listed buildings and Tea Building along Shoreditch High Street in both directions.

FSOS 08

SITE AT THE JUNCTION OF SHOREDITCH HIGH STREET AND COMMERCIAL STREET

- Existing Use: Ground floor commercial (office, retail, restaurant). Residential and office on upper floors
- Site Area: 0.37ha
- Ownership: Private
- PTAL Rating: 6b
- Timescale: Medium-term

Planning considerations:

- Central Activities Zone
- Shoreditch Priority Office Area
- Shoreditch Archaeological Priority Area
- Shoreditch Special Policy Area
- South Shoreditch CPZ

DEVELOPMENT GUIDANCE:

Land use:

- Redevelopment should be office-led.
- Ground floor retail, cultural, arts or leisure units facing Shoreditch High Street.
- Active frontage along Shoreditch High Street.
- Office address on Commercial Street and Shoreditch High Street.
- Residential land uses would be appropriate as part of a mixed use development.

Urban design and conservation

- The existing Victorian parade on Shoreditch High Street has heritage value and should be retained.
- Existing buildings on the corner of Shoreditch High Street and Commercial Street to be retained as they have heritage value and contribute positively to the setting of the South Shoreditch and Elder Street (LBTH) Conservation Areas.

- Any new building of greater height or bulk would need to consider the setting of nearby locally listed buildings Number 223 to 230 Shoreditch High Street and the South Shoreditch Conservation Area.
- Cluster of tall buildings emerging in this location. Potentially suitable for taller building – 10-15 storeys.

Public realm:

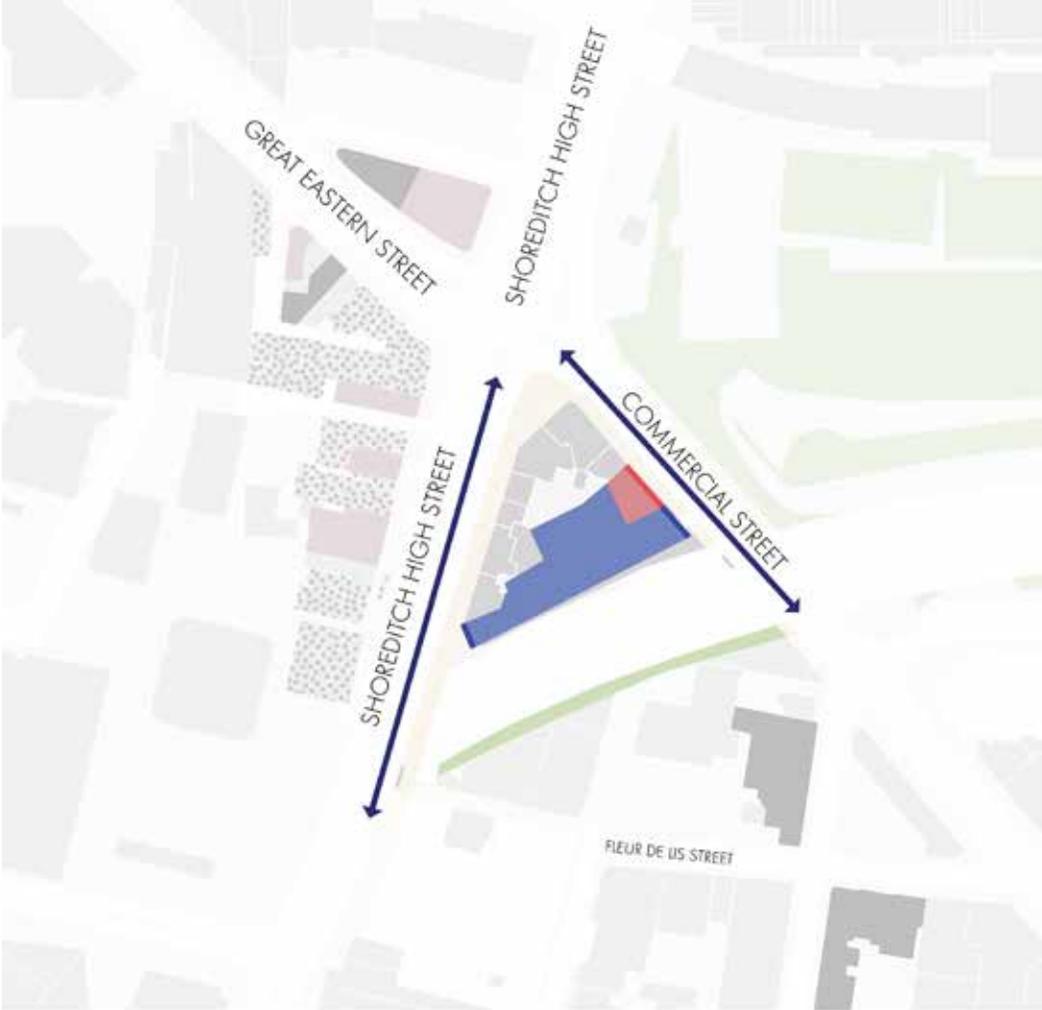
- Redevelopment should contribute to improvements along Shoreditch High Street which is identified as a key street in the Future Shoreditch area.

Indicative capacity:

- 9,200 sqm GEA of office space.
- Up to 100 sqm GEA of retail floorspace.
- No net loss of residential units.

FSOS 08

SITE AT THE JUNCTION OF SHOREDITCH HIGH STREET AND COMMERCIAL STREET



Site at Junction of Shoreditch High Street and Commercial St
 FSOS 08 (Shoreditch High St & Hackney Rd Neighbourhood) 0m 20m 50m N

Key					
	Residential		Route (all modes)		Statutory listed building
	Retail		Future access route		Locally listed building
	Office		Pedestrian / cycle route		Building of townscape merit

FSOS 08

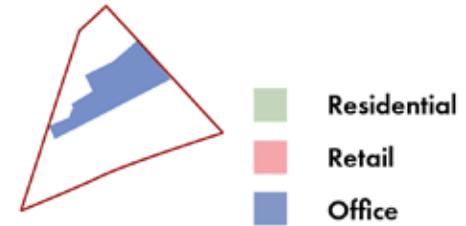
SITE AT THE JUNCTION OF
SHOREDITCH HIGH STREET
AND COMMERCIAL STREET

Heritage mapping

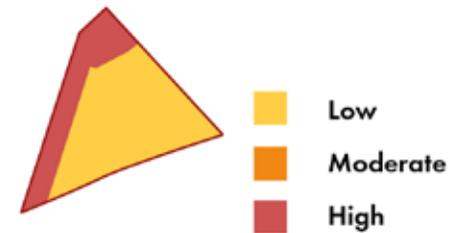


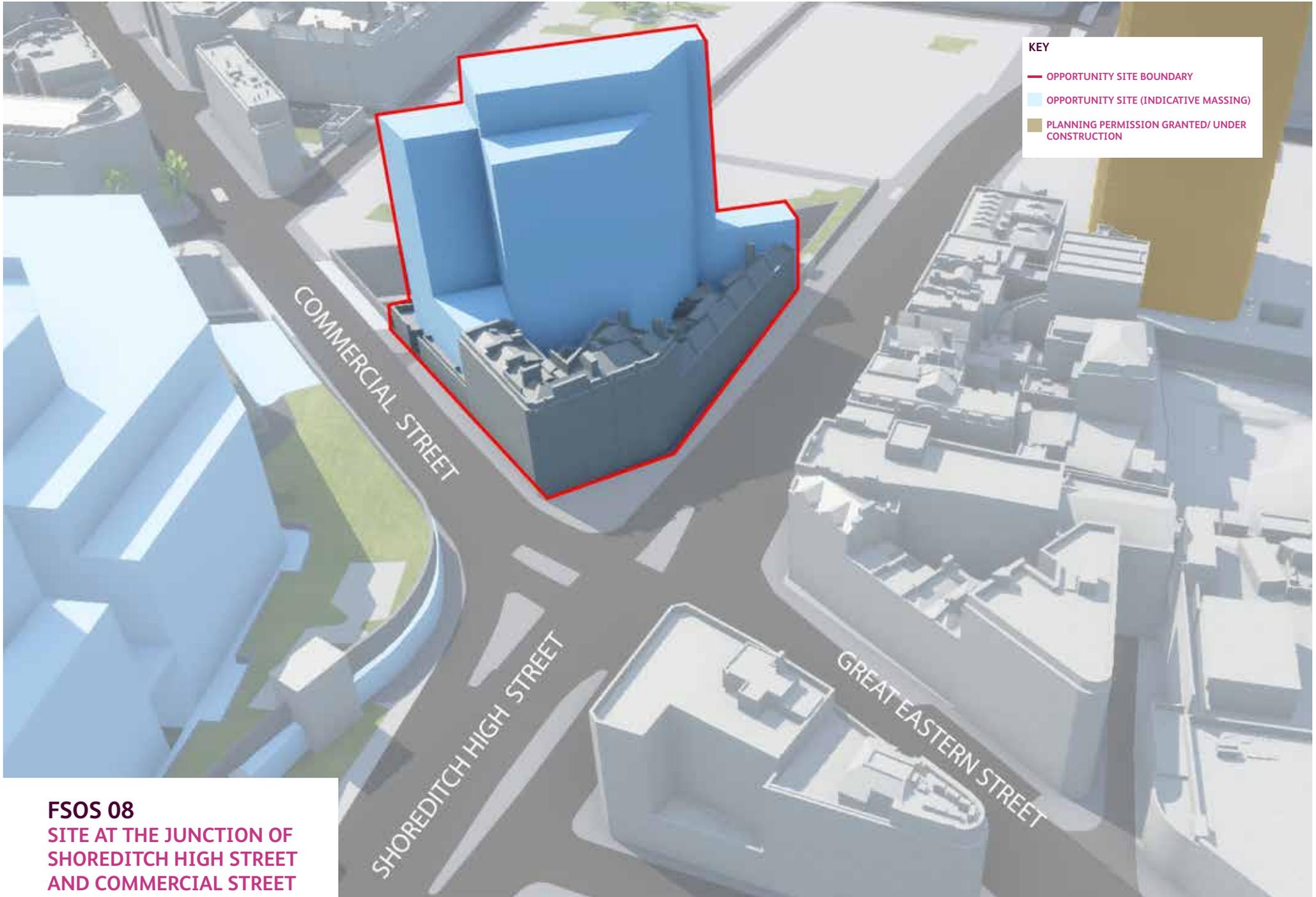
-  Opportunity site
-  Conservation area
-  Statutory listed building
-  Locally listed building
-  Building of townscape merit

Typical upper floor uses



Sensitivity to height





FSOS 08
SITE AT THE JUNCTION OF
SHOREDITCH HIGH STREET
AND COMMERCIAL STREET

FSOS 09

TELEPHONE EXCHANGE, SHOREDITCH HIGH STREET (SALP 107)

- Existing Use: mixed-use; office, residential
- Site Area: 0.1 ha
- Ownership: Private
- PTAL Rating: 6b
- Timescale:

Planning considerations:

- Central Activities Zone
- Shoreditch Priority Office Area
- Shoreditch Archaeological Priority Area
- Shoreditch Special Policy Area
- South Shoreditch CPZ

DEVELOPMENT GUIDANCE:

Land use:

- Prominent Shoreditch High Street address
- Opportunity for mixed community and retail uses on lower floors to establish active frontages on both Shoreditch High Street and Boundary Street
- Offices and residential uses on upper floors – with an opportunity for separate buildings for each
- Commercial buildings should front Shoreditch High Street with residential uses located on Boundary street frontage

Urban design and conservation:

- Opportunity for a new pedestrian connection connecting Shoreditch High Street with Boundary Street
- Opportunity to respond to/ reinforce the finer grain that exists along Shoreditch
- High Street
- New development should respond to prevailing building heights, in particular the adjoining buildings along Shoreditch High Street and as to reinforce and maintain the building height/line.

- Suitable for approximately 8 storeys at northern end of the site, stepping down to 3 - 4 storeys to the south.
- A Heritage Assessment would be required to establish the principle of demolition.
- New development would need to consider the setting of the adjacent South Shoreditch Conservation Area, and nearby listed buildings including the Grade I Church of St Leonard and the Grade II listed Cleeve House and Workshops.

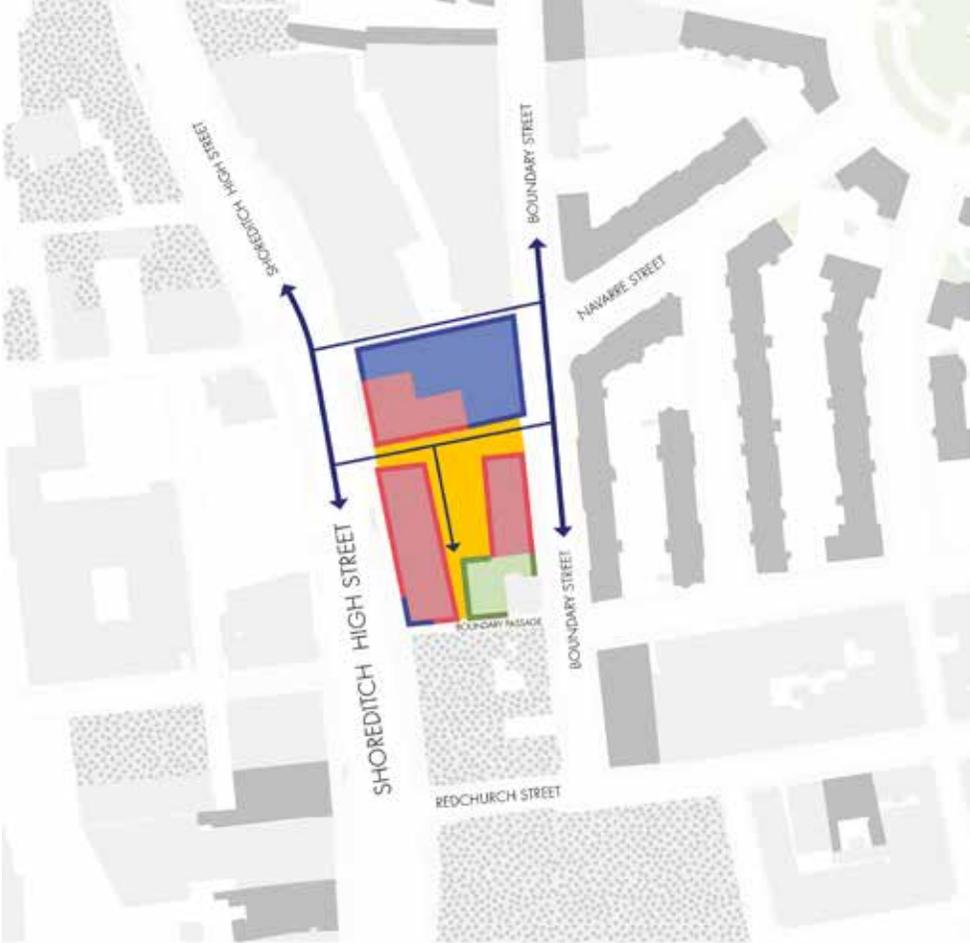
Public realm:

- New development should contribute to public realm improvements along the length of Shoreditch High Street which is identified as a key street in the Future Shoreditch area.
- Trees and public realm improvements along Boundary Street

Indicative capacity:

- 10,500 qm GEA of office floorspace gross.
- 21 residential units.
- up to 650 sqm of retail floorspace

FSOS 09
TELEPHONE EXCHANGE,
SHOREDITCH HIGH STREET
(SALP 107)



Telephone Exchange, Shoreditch High Street
 FSOS 09 (Shoreditch High St & Hackney Rd Neighbourhood) 0m 20m 50m N

Key					
	Residential		Route (all modes)		Statutory listed building
	Retail		Future access route		Locally listed building
	Office		Pedestrian / cycle route		Building of townscape merit
			Public / urban realm enhancement		

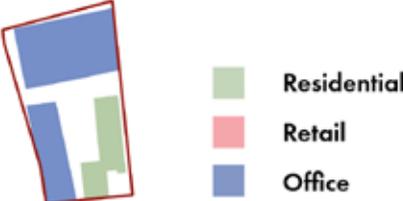
FSOS 09
TELEPHONE EXCHANGE,
SHOREDITCH HIGH STREET
(SALP 107)

Heritage mapping

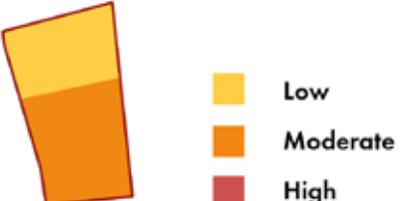


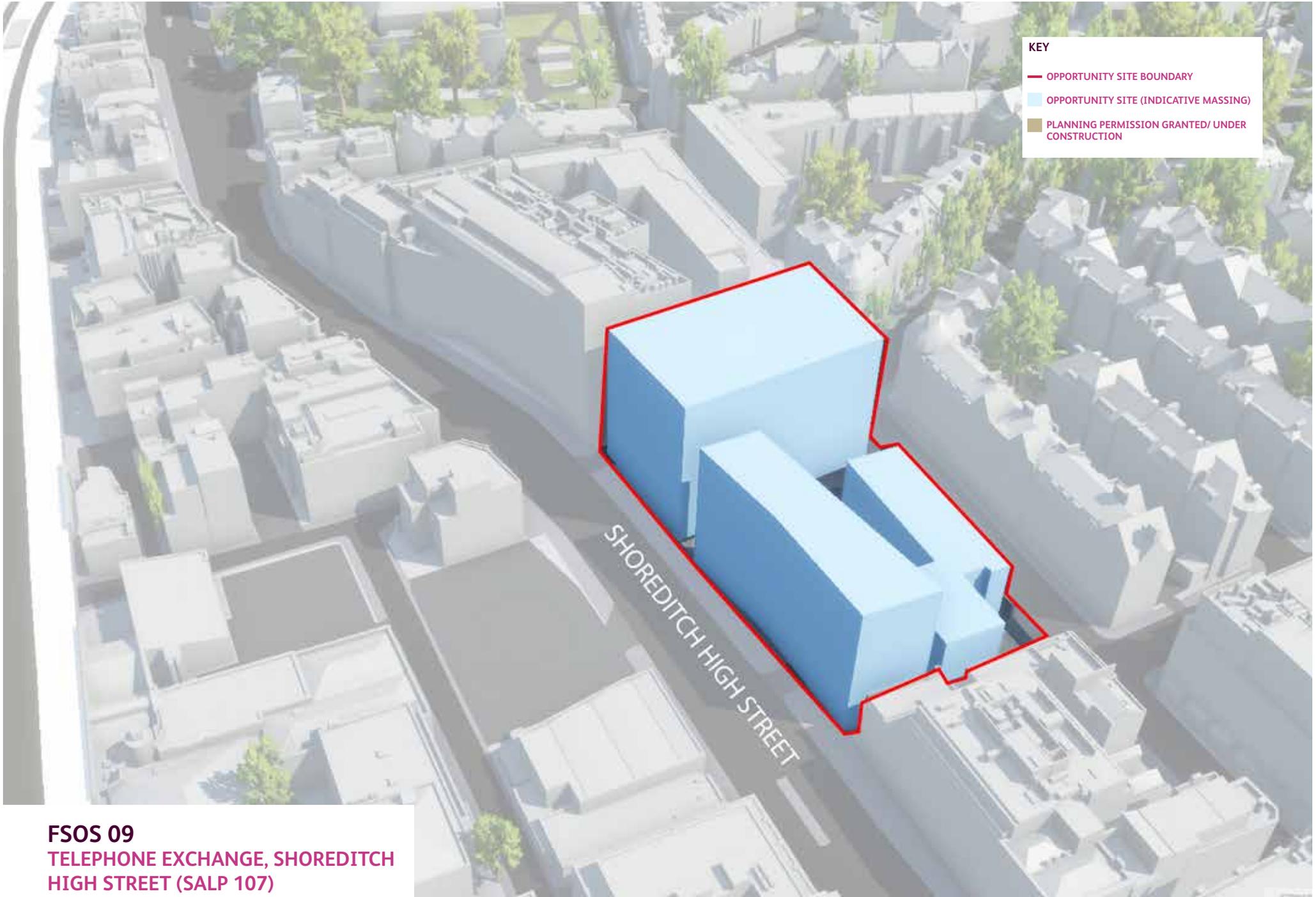
-  Opportunity site
-  Conservation area
-  Statutory listed building
-  Locally listed building
-  Building of townscape merit

Typical upper floor uses



Sensitivity to height





KEY

- OPPORTUNITY SITE BOUNDARY
- OPPORTUNITY SITE (INDICATIVE MASSING)
- PLANNING PERMISSION GRANTED/ UNDER CONSTRUCTION

FSOS 09
TELEPHONE EXCHANGE, SHOREDITCH
HIGH STREET (SALP 107)

FSOS 10

BISHOPSGATE GOODSYARD

Bishopsgate Goodsyrd is a large-scale strategic site that falls within both London Borough of Hackney and London Borough of Tower Hamlets. The site forms two separate site allocations; FSOS10 in this Plan and Site Allocation 1.1 in the London Borough of Tower Hamlets' Local Plan (2031) however in order to take a coordinated approach to the site guidance; the site has been looked at comprehensively as one large strategic site. The following guidance has been prepared in partnership with Tower Hamlets in dialogue with the Greater London Authority. Whilst the site allocation considers land in both in Hackney and Tower Hamlets, the AAP only covers the London Borough of Hackney. With this in mind, both local authorities intend to produce a planning brief for the site in the form of a Supplementary Planning Document in accordance with this site allocation.

The policy guidance below takes into consideration the two sites as a whole but acknowledges the separate development capacities; individually for London Borough of Hackney and also as a cohesive site.

- Existing Use: mixed-use, retail, restaurant, and storage
- Site Area: 4.48ha (total), 1.26ha (within London Borough of Hackney)
- Ownership: Private
- PTAL Rating: 6b
- Timescale: Medium/ Long-term

Planning Considerations:

- Central Activities Zone
- Shoreditch Priority Office Area
- Shoreditch Special Policy Area
- Local and Statutory Listed structures on the site
- The Brick Lane and Fournier Street conservation area wraps the north, east and south of the site.

- The Redchurch Street and Boundary Estate conservation areas are located to the north of the site.
- The site adjoins the South Shoreditch Conservation Area to the west.
- The north-west and south-east portions of the total site fall within the King Henry VIII's Mound Strategic View background area of the London View Management Framework.
- Shoreditch Archaeological Priority Area and Spitalfields and Brick Lane Archaeological Priority Area.
- The south east corner of the site lies within the Westminster Pier to St Paul's Strategic View background area.
- South Shoreditch and Bethnal Green (A2) Controlled Parking Zones.

DEVELOPMENT GUIDANCE:

Land use:

- Significant opportunity for optimising density with a mixed-use development that provides a balance between maximising employment floorspace (including affordable workspace) and optimising housing (including genuinely affordable housing).
- At least 50% of proposed floorspace should be for employment uses, including the provision of affordable workspace in line with the relevant borough employment policies.
- Provision of a range of employment floorspace unit sizes, including small-to-medium sized units.
- Redevelopment should also seek to optimise the amount of housing, including genuinely affordable housing. Hackney Council seeks a fair and reasonable split of affordable housing nominations between the two Boroughs.
- Provision of range of dwelling unit sizes including family accommodation in line with relevant borough housing policies and site allocation requirements.
- Redevelopment should secure the provision of a minimum of 1ha of strategic open space consolidated and integrated with the green grid along Quaker Street and Brick

Lane in the form of a multi-functional local park above the Braithwaite Viaduct.

- Redevelopment should secure the provision of a new community facility on a prominent route, suitable for local employment initiatives.
- In addition to new strategic open space, new leisure facilities should be provided.
- Creative reuse of the unique spaces within the site's special heritage assets including interpretation of the Braithwaite Viaduct and Oriel Gates will help to maintain and celebrate the sites heritage. Retail, leisure, arts, cultural and/or community uses are all likely to have an important role to play in this regard.

Urban design and conservation:

- Redevelopment proposals should seek to address all street frontages around the site's perimeter, improving street frontages and public realm on key routes, particularly along Wheler Street.
- Improved walking and cycling routes including connections to:
 - Shoreditch High Street Railway Station
 - Shoreditch High Street / Commercial Street
 - Brick Lane district town centre

- Create legible and permeable urban grain which aligns with existing streets and blocks including a central east/west pedestrian route.
- Protect or enhance heritage assets on and surrounding the site and sensitively consider impacts on the nearby conservation areas, strategic and local views. This includes local views from conservation areas within LB Tower Hamlets, such as the sensitive view looking north along Elder Street.
- Respond positively to the existing scale, height and massing and fine urban grain of the surrounding built environment.
- Building heights should respect the prevailing building heights along Shoreditch High Street, and gently rise towards the centre of the site, nearest the entrance to the railway station.
- Improve biodiversity and ecology with the open space and green infrastructure.

Public realm:

- Major opportunity to establish an important piece of public realm in the form of a large linear city park (minimum 1ha).
- Running east - west and facing south the park would celebrate the unique heritage assets of the site by sitting above the Braithwaite Viaduct.
- A public street would run east to west alongside the viaduct, revealing the arches which would accommodate retail and light industrial uses.

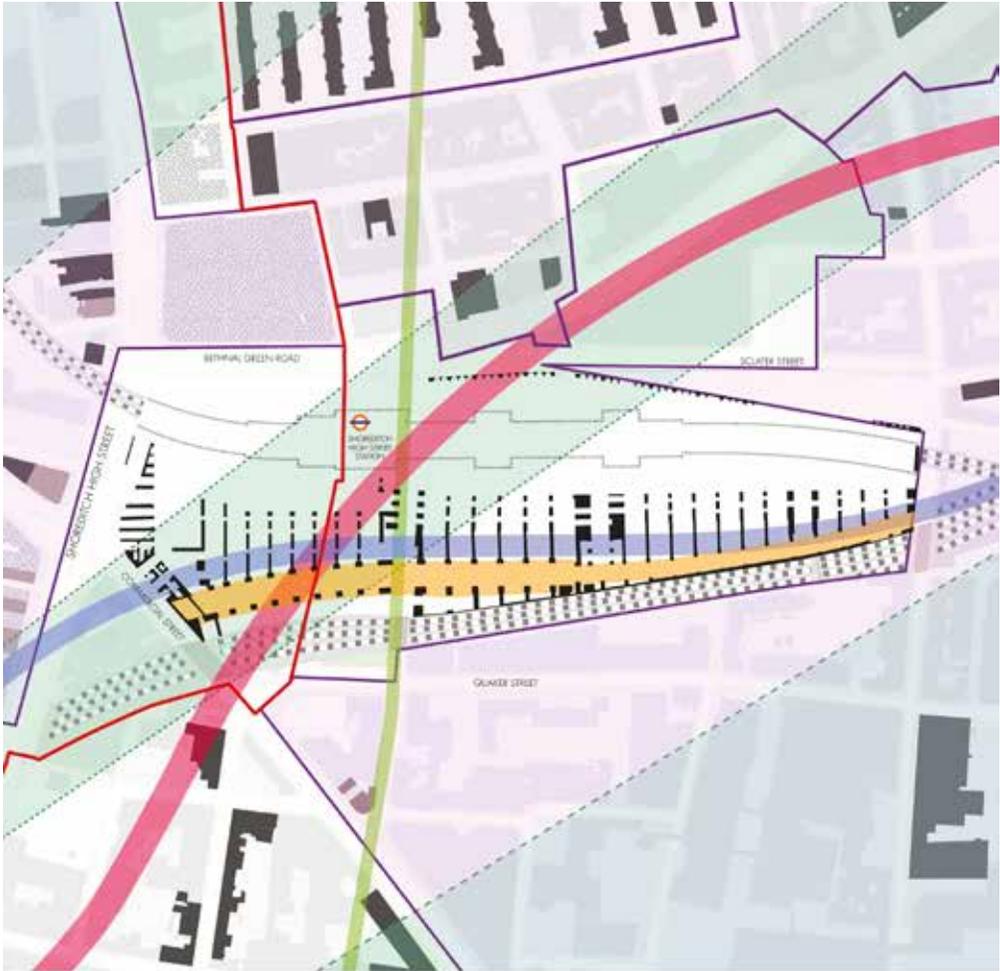
Indicative capacity:

- 103,000 sqm GEA of office floorspace (total, of which 84,000 provided within Hackney).
- 39,000 sqm retail/community space (total, of which 10,000 sqm provided within Hackney).
- 700 residential units (total, with a minimum 500 units provided within Tower Hamlets).



Figure 45. BoXPark located on the Bishopsgate Goodsyrd site, Bethnal Green Road looking west

FSOS 10
BISHOPSGATE GOODSYARD



Bishopsgate Goodsyards
 FSOS 10 (Shoreditch High St & Hackney Rd Neighbourhood) 0m 40m 100m N

Key			
	BT tunnel		Conservation area
	Central line		Statutory listed building
	Suburban rail line		Locally listed building
	8 track reserve		Building of townscape merit
	Borough boundary		Historic arches
	Railway line		Overground access
	Overground access		Railbox
	Railbox		

FSOS 10
BISHOPSGATE GOODSYARD



Bishopsgate Goodyard
FSOS 10 (Shoreditch High St & Hackney Rd Neighbourhood) 0m 40m 100m 

Key					
	Residential		Green space		Statutory listed building
	Office		Overground access		Locally listed building
	Community		Rail box		Building of townscape merit

FSOS 10
BISHOPSGATE GOODSYARD

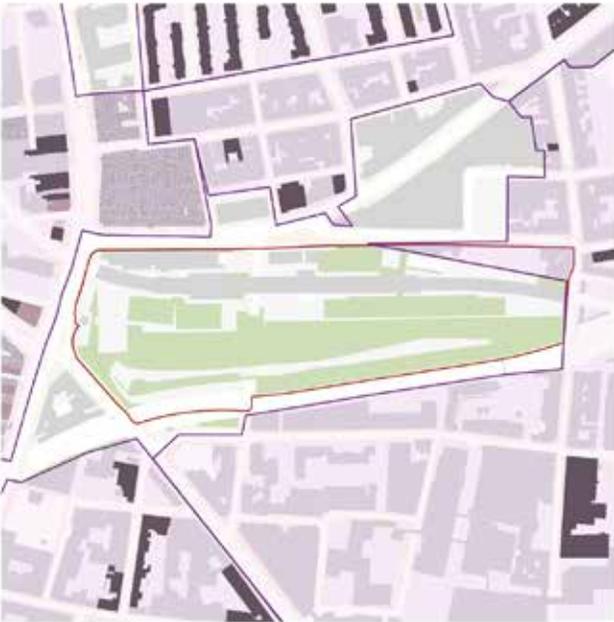


Bishopsgate Goodsyrd
FSOS 10 (Shoreditch High St & Hackney Rd Neighbourhood) 0m 40m 100m 

Key					
	Residential		Route (all modes)		Statutory listed building
	Retail		Future access route		Locally listed building
	Office		Pedestrian / cycle route		Building of townscape merit
	Community		Public / urban realm enhancement		Precise alignment of access to east-west pedestrian route through Oriel Gate is to be decided
	Retail / Community		Shared space		

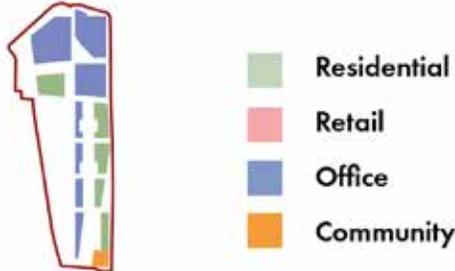
FSOS 10
BISHOPSGATE GOODSYARD

Heritage mapping



-  Opportunity site
-  Conservation area
-  Statutory listed building
-  Locally listed building
-  Building of townscape merit

Typical upper floor uses



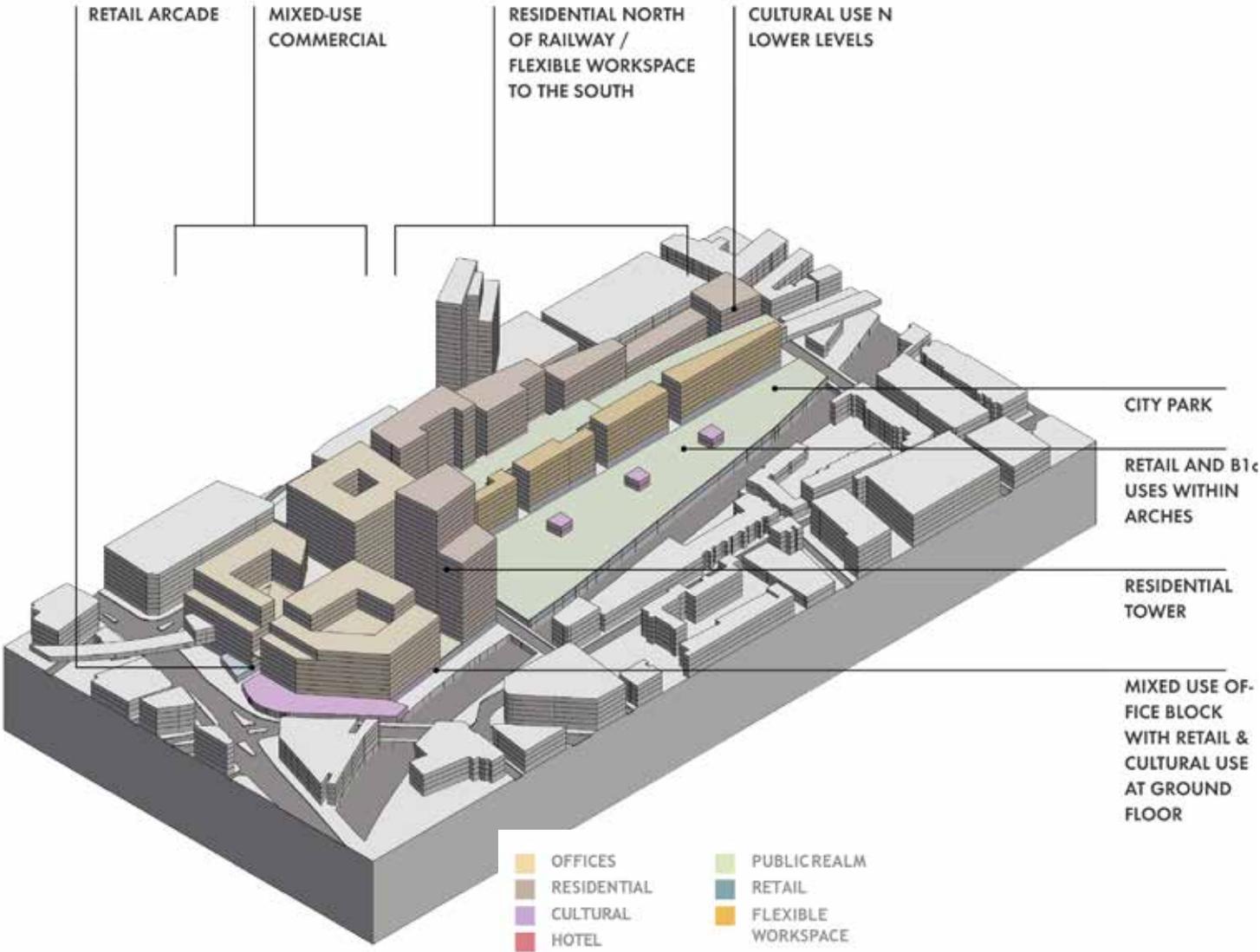
-  Residential
-  Retail
-  Office
-  Community

Sensitivity to height



-  Low
-  Moderate
-  High

FSOS 10
BISHOPSGATE GOODSYARD



NEIGHBOURHOOD 04:

CITY ROAD

The City Road neighbourhood is a diverse and rapidly changing part of Shoreditch. Benefitting from exceptional levels of public transport accessibility, the area is appropriate for a more balanced mix of uses with significant areas in the area falling between the Priority Office Areas of Shoreditch and Wenlock.

New development will need to carefully manage the tensions between making the best use of land in such an accessible location with ensuring the impact of new development does not unduly impact the quality of life and amenities enjoyed by the many nearby residents in the established residential areas to the north.

City Road and Old Street present key commercial axis which can support a wide range of activities and high density development. New development in this neighbourhood should be inclusive and aim to meet the needs of communities in and surrounding Shoreditch by providing new genuinely affordable homes and workspace, local shops and community facilities, and improvements to streets, spaces and air quality.

The planned redevelopment of Old Street roundabout offers a significant opportunity to improve the public transport experience and environmental quality of the area; and to deliver high quality public realm accessibility which will benefit the wider area.

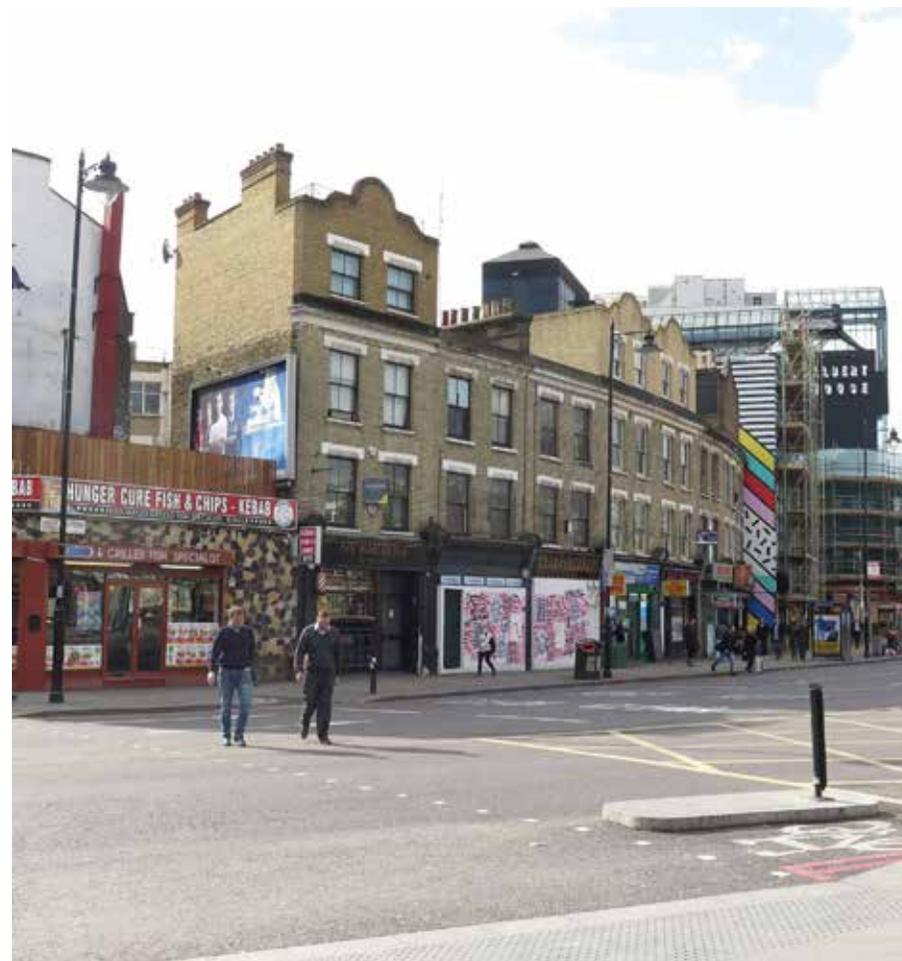


Figure 46. Old Street, towards Old Street Roundabout

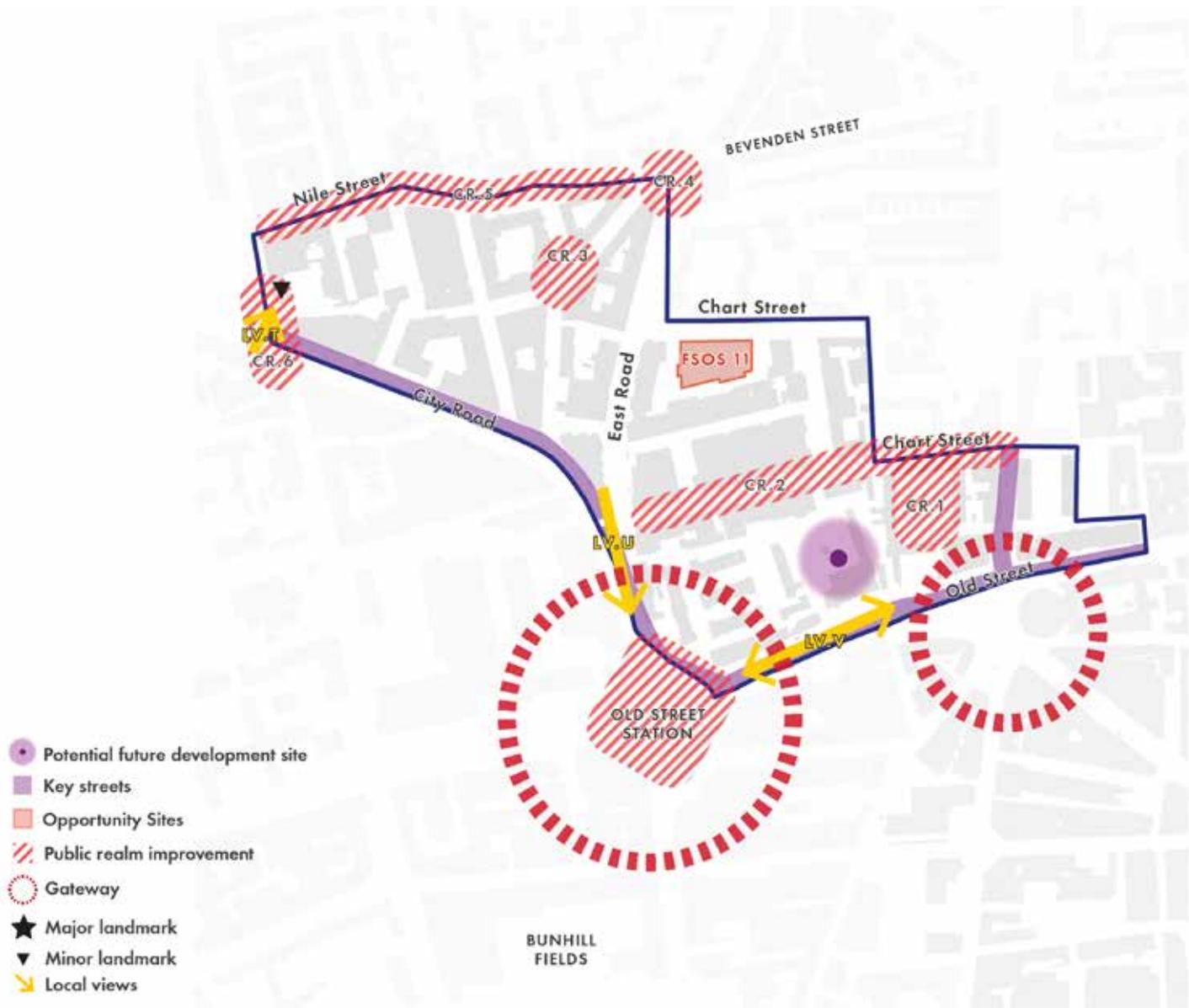


Figure 47. The City Road Neighbourhood Public Realm Priorities and Local Views

POLICY N04

THE CITY ROAD NEIGHBOURHOOD

- a) The City Road neighbourhood is suitable for high density development that achieves a balanced mix of uses which take advantage of the area's exceptional public transport accessibility. For areas within the Wenlock Priority Office Area (POA), office space should comprise at least 50 % of floorspace in all development.
- b) Major schemes should be supported by community and retail/ commercial uses on prominent ground floor frontages in accordance with FS005 and FS06.
- c) Street frontages should be maintained along City Road and Old Street which are suitable locations for commercial, retail or community uses on the ground and lower floors.
- d) Tall buildings may be appropriate in parts of this neighbourhood, subject to meeting the requirements of FS10. Tall buildings will be more suitable on principal streets and close to key transport hubs.
- e) Development should respond positively to the local views identified in Figure 47 which aid in legibility and contribute positively to local townscape.

The priority identified development opportunities in this neighbourhood identified in Figure 47 are:

- a) FSOS 11 - Mercury House, Chart Street

Public realm improvement priorities in this neighbourhood area include:

- CR.1 King Charles Square;
- CR.2 Brunswick Place;
- CR.3 Provost Street and its junction with Vestry Road;
- CR.4 Junction of East Road and Chart Street;
- CR.5 Nile Street and key junctions along its length; and
- CR.6 Southern end of Shepherdess Walk and its junction with City Road.



Figure 48. Provost Street, looking towards Nile Street

DEVELOPMENT CONTEXT

The City Road neighbourhood is a rapidly changing area on the borders with the London Borough of Islington. The area has seen a number of high profile mixed-use developments in prominent locations. These have included hotels, residential uses and commercial floorspace. This part of the Future Shoreditch area encompasses the northern / eastern side of City Road with a number of established housing estates located immediately beyond the City Road commercial frontage.

Whilst much of the area falls within the Wenlock Priority Office Area, the area is generally more mixed than the Central Shoreditch and Edge of the City neighbourhoods. There is a higher proportion of existing residential uses within or immediately adjoining the neighbourhood. The retail offer in this location is geared towards meeting more of the everyday needs of local residents which makes the area better suited residential uses as part of mixed-use development proposals. The area is exceptionally well served by public transport, with Old Street Station to the south and numerous bus routes along the City Road axis.

The grain of development is generally more coarse than the Central Shoreditch area and whilst conservation areas cover and adjoin some of the area, there are generally fewer heritage assets. Building heights vary but a number of very tall buildings have been developed along City Road itself in recent years.

Future Shoreditch must explore all options to maximise growth to meet the needs of residents and businesses. In addition to allocating sites for development, the role of the Plan is to identify potential future development opportunities that may come forward in the longer term such as the Shoreditch Fire Station site, which has been identified as

part of a strategic development opportunity. This fire station site was nominated through the Call for Sites exercise undertaken in early 2018 but is not currently considered deliverable in the Plan period given the operational need to identify a nearby temporary site to be available during construction to ensure continued operations. The Council will continue to engage with land owners in Shoreditch through the plan preparation process to identify all future development opportunities.

Tall buildings may be appropriate in parts of this Neighbourhood. However a particular sensitivity is the relationship between new tall buildings and established residential areas and estates as a number of housing estates are located immediately adjacent to the northern boundary of the Future Shoreditch area. New tall buildings in these locations will therefore need to ensure that they respond carefully to context and minimise any impacts on the amenities currently enjoyed by residents of these housing areas.

This applies to both the existing residential dwellings themselves and the streets and spaces within the estate which play an important role in supporting local quality of life. Tall buildings should also deliver dynamic and attractive public realm both within and around the building for people to enjoy. Within this neighbourhood tall buildings will be more suitable on principal streets and close to key transport hubs. For example, taller buildings heights may be more acceptable on City Road close to Old Street roundabout and heights.

PUBLIC REALM OPPORTUNITIES

This is a rapidly changing area immediately adjacent to long established residential communities. A co-ordinated programme of public realm improvements and investments will help better integrate new development into the wider neighbourhood. It is important that the benefit of such improvements is felt by these nearby established communities.

Public realm priorities in the Old Street neighbourhood include:

- CR.1 King Charles Square – This is a large public open space in this housing estate. Resident engagement will be important in shaping changes which should include improvements to Brunswick Place and surface and landscape treatment around and within the square.
- CR.2 Brunswick Place – Improvements should continue along the length of Brunswick Place which is a key east-west route for cyclist and pedestrians.
- CR.3 Provost Street and its junction with Vestry Road – Local traffic management arrangements in place result in this area being dominated by fast moving traffic. Speeds should be calmed, and greater priority given to pedestrians and public space.
- CR.4 Junction of East Road and Chart Street – This location marks the transition between commercial office-based Shoreditch and Shoreditch as a place to live. The junction presents opportunities to mark this transition through the creation of a new public space which will benefit residents of the adjacent Haberdasher Estate.
- CR.5 Nile Street and key junctions along its length – This is a busy and important route, with a new school and junctions providing access between commercial areas to the south and residential areas to the north.
- CR.6 Southern end of Shepherdess Walk and its junction with City Road – Shepherdess Walk is an important and well used cycle route serving routes over the Regent’s Canal. There is scope for greater pedestrian and cycle priority, particularly at the junction with City Road.

LOCAL VIEWS

Local views towards important heritage assets in the Neighbourhood are identified on the plan above. Development proposals will need to take account of the impact of new development on these views in the context of the need, where necessary, to preserve or enhance the setting of these assets.

- LV.T View of The Eagle public house and Maple tree across Shepherdess Walk.
- LV.U View towards the Grade II listed Former Leysian Mission building on the corner of Old Street.
- LV.V Long view along Old Street in both directions set to change through the redevelopment of Old Street roundabout and Art Hotel development on the corner of Old Street and Great Eastern Street.

FSOS 11

MERCURY HOUSE, CHART STREET

- Existing Use: vacant (former office)
- Site Area: 0.23 ha
- Ownership: Private
- PTAL Rating: 6b
- Timescale: Long-term

Planning considerations:

- Central Activities Zone
- Wenlock Priority Office Area
- Wenlock CPZ

DEVELOPMENT GUIDANCE:

Land use:

- Mixed use redevelopment opportunity.
- Office address to the majority of the Chart Street frontage.
- Residential uses considered most appropriate on western end of the site.

Urban design and conservation

- Development should provide activity to Chart Street.
- Up to 10 storeys on west end of site stepping down to 5-6 storeys to the east.
- Daylight and sunlight considerations for residents of Haberdasher Estate opposite.
- Consideration needs to be given to the setting of the South Shoreditch Conservation Area, the Grade II* building at 16 Charles Square and the Grade II listed buildings at 66 Buttesland Street, Hoffman Square, the locally listed buildings at 17 to 23 Chart Street.

Public realm:

- Redevelopment should retain street trees along Chart Street.

Indicative capacity:

- 8,500 GEA sqm of office floorspace.
- 40 residential units.

FSOS 11
MERCURY HOUSE,
CHART STREET



Wakefield House, Chart Street
 FSOS 11 (City Road Neighbourhood)



Key

Residential	Route (all modes)	Statutory listed building
Retail	Future access route	Locally listed building
Office	Pedestrian / cycle route	Building of townscape merit
	Public / urban realm enhancement	

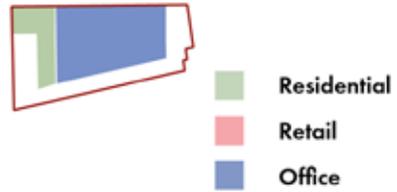
FSOS 11
MERCURY HOUSE,
CHART STREET

Heritage mapping



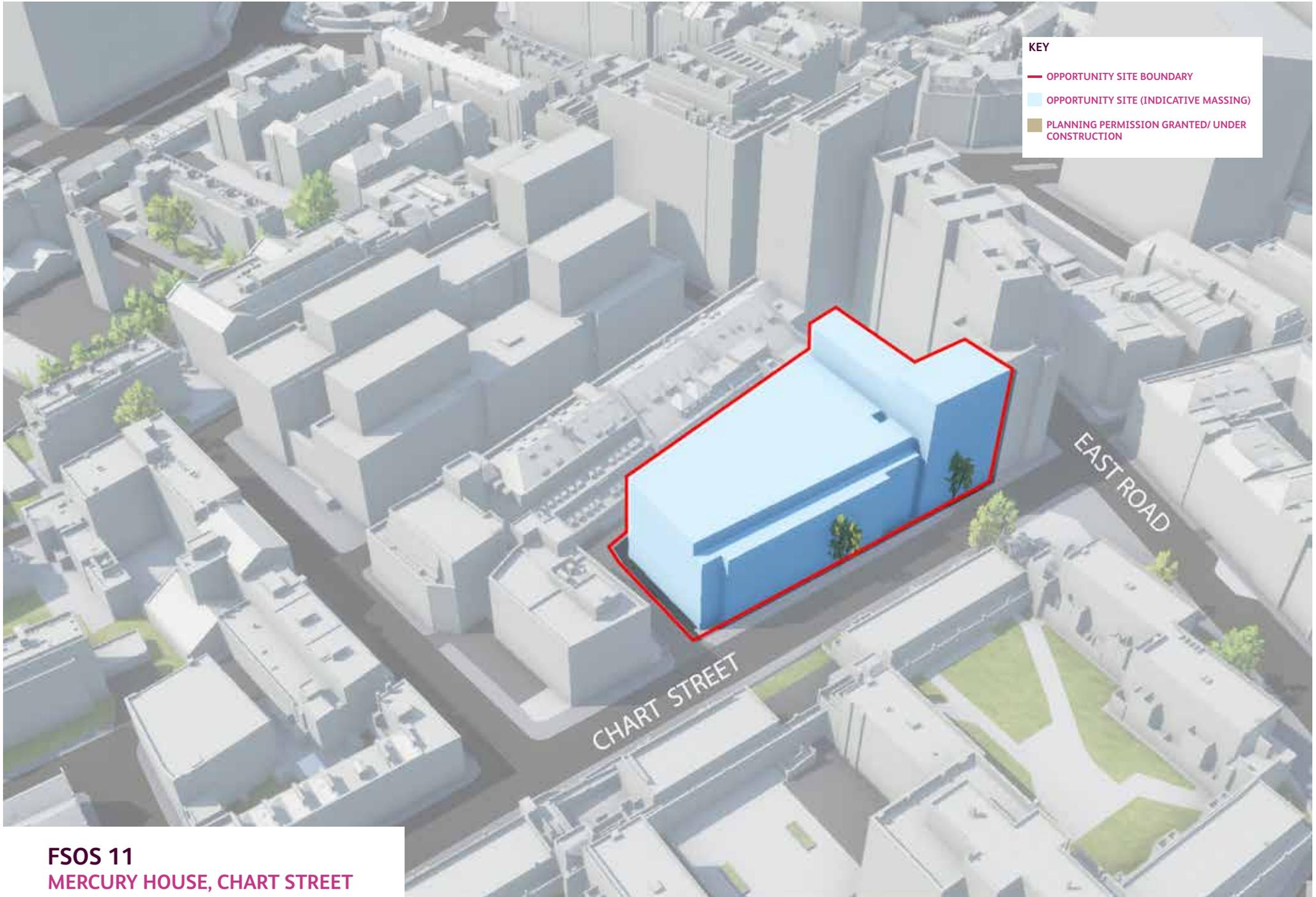
-  Opportunity site
-  Conservation area
-  Statutory listed building
-  Locally listed building
-  Building of townscape merit

Typical upper floor uses



Sensitivity to height





FSOS 11
MERCURY HOUSE, CHART STREET

PART D

DELIVERY AND IMPLEMENTATION

IMPLEMENTATION OF POLICY

A key mechanism for delivering the Future Shoreditch Area Action Plan (AAP) will be the Council's decisions on planning applications. Most development requires planning permission (other than that allowed under 'permitted development rights') and LB Hackney is the statutory local planning authority for this part of the borough, with the power to determine planning applications and enforce the implementation of policies and decisions. The policies in the Borough wide Local Plan (LP33), along with those in this AAP, once adopted, will provide the framework for such decisions.

Planning decisions will be crucial to ensuring that new development appropriately responds to Future Shoreditch's Vision, objectives and policies. The Council will also take account of any supplementary planning documents and guidance when determining planning applications. The site allocations will play a key role in achieving the identified employment, housing, retail and infrastructure needs for Shoreditch. The Site Allocations are detailed in Appendix 1.

VIABILITY

The Council is commissioning viability evidence to build on the Local Plan viability work and to test the policies within the draft Plan to ensure the AAP is deliverable. The viability evidence will assess the cumulative impact of the AAP policies in line with the requirements of the National Planning Policy Framework ('NPPF') and the Local Housing Delivery Group guidance 'Viability Testing Local Plans'.

WORKING IN PARTNERSHIP

The Council does not have the resources to implement the AAP alone. Implementation and delivery of the AAP will require the Council to work closely with a range of different partners, including landowners and developers, as well as infrastructure providers, the Greater London Authority and Transport for London, to ensure a coordinated framework

and approach to delivery. The AAP provides the necessary framework for coordinating a large number of development proposals, along with investment in infrastructure, across the whole of the Shoreditch area, over the life of the Plan, and across all partners involved.

MONITORING

The AAP will be monitored to enable an understanding of the extent to which the AAP policies deliver the Council's vision and objectives for Shoreditch. The Council will monitor the effectiveness of the AAP by regularly assessing its performance against a series of quantitative indicators. The Council's performance will be reported in the annual authority monitoring report (AMR). The AMR also reports on the collection and spend of the community infrastructure levy (CIL) and S106 obligations in accordance with government regulations.

IMPLEMENTATION PLAN

Future Shoreditch AAP is a strategy for guiding development and investment in Shoreditch over the next 15 years. An Implementation Plan is crucial in order to help deliver the AAP, coordinating the delivery of key infrastructure and other projects and tasks with development.

Within this timescale, a series of projects/actions or tasks have been identified which need to be brought forward and delivered in the following timeframes which relate to the Phasing.

Table 3. on the next page identifies the projects/action or task, lead responsibility for delivery, likely costs and funding sources and phasing.

Table 3. Implementation Plan - Public Realm Projects

Project Reference	Name	Description	Lead Partner(s)	Estimate/ Approx Cost	Possible Funding Source
EC.1	Clifton Street	Clifton Street is not open for through vehicular traffic and forms an important pedestrian and cycle connection. Public realm improvements have recently been delivered at Crown Place. Snowden Street provides a dedicated pedestrian connection towards Broadgate. Improvements to Clifton Street as an important pedestrian route and the opportunity to create a new small public space at the junction with Dysart Street along this route are the key public realm priorities for this area.	LBH	Medium	LBH
EC.2	Appold Street and Sun Street	Appold Street and Sun Street provide opportunities to reduce vehicular dominance, tree planting and introduce raised tables at junctions. These streets which border the City of London are important in establishing the environmental quality of London's financial and tech centre.	LBH	Medium	LBH
CS.1	Tabernacle Square	Part of London's Cycle Superhighway Route 1, opportunities might include part road closure to encourage pedestrian identity of the space, reorientation of tree planting, new arrangement of furniture, raising of closed carriageway to aid cycling and pedestrian movement.	LBH	High	LBH
CS.2	Leonard Street west of Leonard Circus	Potential road closure to vehicles to aid cycling and character of street, otherwise tree planting in carriageway to continue Leonard Circus treatment.	LBH	Low	LBH
CS.3	Worship Square, Clifton Street and Scrutton Street	Currently dominated by a motorcycle park, this is a large space at the junction between Worship Street and Clifton Street. Improvements to include potential road closure, tree planting, seating, narrowed carriageway and raised table. Improved should extend northward along Clifford Street and between the two public houses at either end of Scrutton Street.	LBH	Medium	LBH
CS.4	Worship Street and Curtain Road	These prominent streets and where they meet at Principal Place present opportunities for tree planting, removal of motorcycle parking and improved cycle access.	LBH	Low	LBH
CS.5	Rivington Street and Garden Walk	Rivington Street is one of Shoreditch's most archetypal streets. Improvements already made along its length, geared towards making pedestrian movement safer, more pleasant and easier to navigate, should extend to the railway line. The opportunity for vehicles to use Garden Walk as a rat run should be addressed. There is scope here for the creation of public space with seating and planting whilst also catering for pedestrian movement.	LBH	Low	LBH

Table 3. Implementation Plan - Public Realm Projects

Project Reference	Name	Description	Lead Partner(s)	Estimate/ Approx Cost	Possible Funding Source
CS.6	Charlotte Road	Here is scope here to improve pedestrian facilities and generally ensure the public realm reflects the good quality of the buildings along this important route, and most particularly at its junction with Rivington Street.	LBH	Medium	LBH
CS.7	King John Court, New Inn Yard, New Inn Street and Bateman's Row	The public realm in this part of Shoreditch has lacked invest for a long time. Cars dominate so there is a major opportunity to create more attractive street environments with tree planting and more space for pedestrians. New Inn Yard is an important east-west pedestrian route, but the pavements are poor quality.	LBH	Low	LBH
CS.8	The Hoxton Square area inc Rufus Street, Hoxton Street and Bowling Green Walk	This is a busy and popular network of streets and connections and the single largest public open space in the AAP area. There is scope to reorganise the space and create a more pedestrian priority and better lighting around and improved access to the Square.	LBH	High	LBH
SH.1	Fairchild's Garden	This is a significant and currently underused and neglected space on Hackney Road. Improvements to this space would offer significant community benefits to existing and new local residents and workers. In view of the general deficiency of public open space across the Future Shoreditch area, improving the access to, profile and quality of this space is a key opportunity and priority for the area as a whole.	LBH	Medium	LBH, s106
SH.2	Calvert Avenue	This forms the southern edge to St Leonard's Church yard and provides a connection to the historic Boundary Estate and Arnold Circus. There is scope to provide greater priority for pedestrians and cyclists.	LBH	Medium	LBH
SH.3	New Inn Yard	There is an opportunity to create a new public space with seating and planting as well as the enhancement of important and well used access into New Inn Yard. Decluttering exercise to signage and surface materials, remediation, facilitating smooth transfer east west for pedestrians and cyclists.	LBH	Low	LBH
SH.4	Holywell Lane	The route is a busy road with fast moving traffic. There is scope to widen pavements for pedestrians. Reduce high vehicle speeds, increase pavement space on both sides, introduce raised table at entrance introduce some tree planting.	LBH	Medium	LBH

Table 3. Implementation Plan - Public Realm Projects

Project Reference	Name	Description	Lead Partner(s)	Estimate/ Approx Cost	Possible Funding Source
SHHR.5	Redevelopment of Bishopsgate Goods Yard	Public realm and public space opportunities associated with the redevelopment of Bishopsgate Goods Yard.	LBH, TfL	High	Landowners, LBH, TfL, s106
CR.1	King Charles Square	This is a large public open space in this housing estate. Resident engagement will be important in shaping changes which should include improvement This could include improvement of east west northern arm, single surface treatment to northern and western arms.	LBH	Medium	LBH
CR.2	Brunswick Place	Improvements should continue along the length of Brunswick Place which is a key east-west route for cyclist and pedestrians. Public Realm Improvement, sense of place creation, legibility of Brunswick Place route improved. Decluttering exercise, public realm improvement, facilitating smooth transfer east west for pedestrians and cyclists.	LBH	Medium	LBH
CR.3	Provost Street and its junction with Vestry Road	Local traffic management arrangements in place result in this area being dominated by fast moving traffic. Speeds should be calmed, and greater priority given to pedestrians and public space. Creation of enlarged and useable public realm place. Reducing road widths, tree planting, potential road closure.	LBH	Medium	LBH
CR.4	Junction of East Road and Chart Street	This location marks the transition between commercial office-based Shoreditch and Shoreditch as a place to live. The junction presents opportunities to mark this transition through the creation of a new public space which will benefit residents of the adjacent Haberdasher Estate. Creating green oasis, mini public space. Tree planting and seating desirable.	LBH	Low	LBH
CR.5	Nile Street and key junctions along its length	This is a busy and important route, with a new school and junctions providing access between commercial areas to the south and residential areas to the north.	LBH	Low	LBH
CR.6	Southern end of Shepherdess Walk and its junction with City Road	Shepherdess Walk is an important and well used cycle route serving routes over the Regent's Canal. There is scope for greater pedestrian and cycle priority, particularly at the junction with City Road.	TfL	Medium	Landowners, TfL

APPENDICES

APPENDIX 1. SCHEDULE OF OPPORTUNITY SITES (SITE ALLOCATIONS)

Site Reference	Site Name	Neighbourhood reference	Page reference
FS01	110 Clifton Street	Central Shoreditch	76
FS02	64 - 80 Clifton Street and 4 - 8 Holywell Row	Central Shoreditch	80
FS03	35 – 45 Great Eastern Street	Central Shoreditch	85
FS04	110 Tabernacle Street	Central Shoreditch	90
FS05	Street block bounded by Curtain Road	Central Shoreditch	93
FS06	London College of Fashion, 100-102 Curtain Road	Central Shoreditch	99
FS07	Site bounded by Tabernacle Street	Central Shoreditch	104
FS08	Site at Junction of Shoreditch High Street and Commercial St	Shoreditch High Street and Hackney Road	112
FS09	Telephone Exchange, Shoreditch High Street	Shoreditch High Street and Hackney Road	117
FS10	Bishopsgate Goodsyrd	Shoreditch High Street and Hackney Road	122
FS11	Mercury House, Chart Street	City Road	133

NOTES

Get in touch:



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www.hackney.gov.uk/future-shoreditch

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