



FUTURE SHOREDITCH AREA ACTION PLAN

DIRECTION OF TRAVEL

Summary Document

July 2024





Figure 2. STIX's 'Holding Hands' in Hoxton Square, London

Accessible information



If you need any information on this survey in a different format please email your requirements and contact details to consultation@hackney.gov.uk. We'll consider your request and get back to you in 5 working days.

What is the 'Future Shoreditch' Area Action Plan?

An Area Action Plan (AAP) is being developed for the Shoreditch area. The plan will set out a vision for what Shoreditch will look like in 2040 and the planning policies to guide and manage future development and investment in the area. Once adopted, this plan will be an important document when making planning decisions in Shoreditch.

The draft Future Shoreditch AAP sets out a vision for a thriving, vibrant, greener and more affordable Shoreditch.

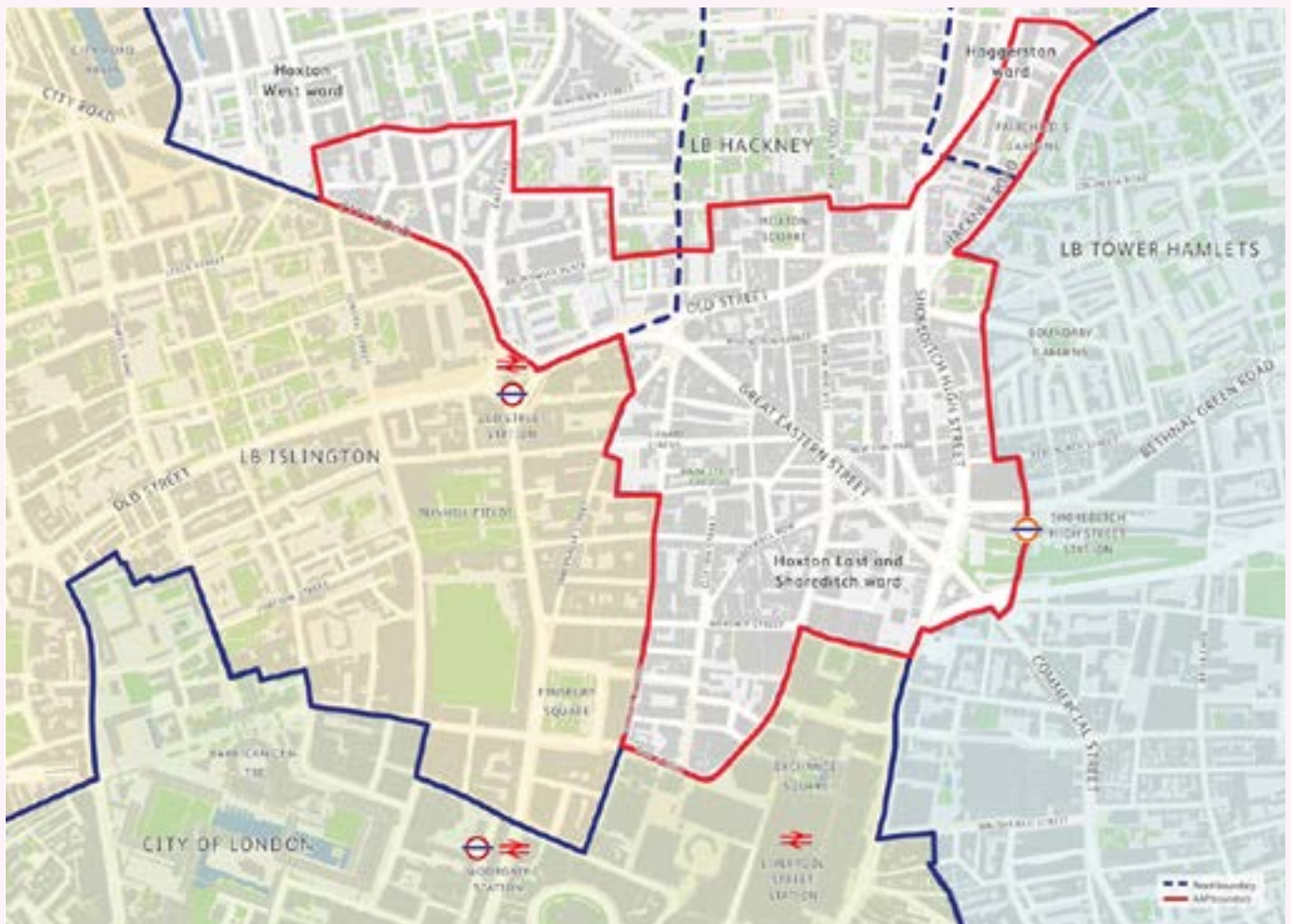


Figure 3. Future Shoreditch AAP boundary

About this Consultation

Since we last consulted on the draft Future Shoreditch AAP, Shoreditch has gone through a lot of change. We think that most of the draft Future Shoreditch AAP that we consulted on is still relevant today, but we have identified some areas that we think need updating.

This consultation includes two parts:

- **Part 1: Direction of Travel** - Makes suggestions for areas of the plan we think need to be updated
- **Part 2: Draft Future Shoreditch Area Action Plan April 2019** - the draft Future Shoreditch Area Action Plan consulted on in 2019

We want your views on whether the policies in the plan, and the suggested updates set out in the Direction of Travel document, are the right approach in response to the changes. We need you to tell us if we have missed any opportunities or issues you think need to be included in the plan. The plan will affect decisions in places where you live, work, shop and enjoy. We want to make sure we have got these updates right. The consultation period will run from 8 July to 9 September 2024.

The feedback received will help to shape the final draft plan which we will undertake a final stage of consultation on following Cabinet and Council approval in Spring 2025.

Please take a look at the Draft Future Shoreditch Area Action Plan & Direction of Travel and tell us what you think by completing a questionnaire. The plan is available to view at Hackney libraries and online at hackney.gov.uk/future-shoreditch

The questionnaire can be also be accessed through this link bit.ly/FSAAP-Questionnaire or by using this QR code:



What happens next?

Your feedback at this consultation stage to the draft plan and the proposed Direction of Travel will inform the next draft of the plan. The feedback from the previous consultation and the further evidence we have gathered since then will also inform the next draft of the plan.

Figure 4. Future Shoreditch Plan-Making Timetable



All comments made at the previous stage of consultation have been worked through by the Council and fed into this Direction of Travel document. They do not need to be resubmitted and will be considered as part of preparing the next version of the plan. The consultation report for the previous consultation has been published alongside this document:

hackney.gov.uk/future-shoreditch

The Shoreditch Area Action Plan and the Direction of Travel

Vision

A vision for Shoreditch in 2034 is presented in the draft plan. It focuses on creating a thriving, vibrant and welcoming area for all, and supporting new homes and a greener and healthier public realm to ensure that Shoreditch remains a unique place to live, work and spend time.

The Direction of Travel sets out that the vision for Shoreditch looks even further ahead to 2040.



Figure 5. Great Eastern Street

Objectives

The draft plan proposes fourteen objectives that seek to protect what makes Shoreditch special and address the challenges and demands being placed on the area.

- Delivering Growth That Benefits All
- Tackling Affordability in Shoreditch
- Supporting a Vibrant Day, Evening and Night-time Economy
- High Quality Places and Buildings
- Promoting More Sustainable Public Places

The Direction of Travel suggests adding a new objective. Climate change and sustainability is a missing aspect of the objectives. Shoreditch needs to become more resilient to climate change, and new buildings in Shoreditch need to mitigate against increasing carbon emissions.

Delivery Growth That Benefits All

The draft plan seeks to balance offices with other uses 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 plays a key role in delivering offices, but also in delivering new homes, including genuinely affordable homes, to meet the needs of residents in the Borough.

The Direction of Travel proposes the employment-led approach in the plan is maintained with a focus on creating a sense of place through new buildings, bringing additional benefits to the communities who live and work in Shoreditch.

The Direction of Travel proposes that to increase the delivery of housing, where residential units can be accommodated as part of an employment-led development, opportunities to do so should be maximised.

Establishing a pathway for local workers to upskill in the sustainability field is an area of the plan that will be developed.

Tackling Affordability in Shoreditch

Tackling the affordability of workspace and housing in Shoreditch are key objectives of the draft plan. Ensuring space suitable and affordable for all types of businesses along with maximising the delivery of genuinely affordable homes are essential to enable sustainable communities in Shoreditch.

The Direction of Travel underlines that the policies set out on affordable workspace and homes are still the right approach. The mix of unit sizes and affordable housing tenures appropriate for Shoreditch will be updated for the next version of the Plan.

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

Shoreditch has 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. To maintain Shoreditch's unique cultural, arts, entertainment and retail offering the draft plan identifies key street frontages where these uses will be protected and new arts, culture, entertainment and retail (at ground floor) will be supported.

The Direction of Travel proposes a revised boundary for the Central Shoreditch neighbourhood, an update to the neighbourhood policies to reflect the conclusions of the Tall Building Strategy, and the latest position on local views, public realm projects and use class changes.

High Quality Places and Buildings

The draft plan includes policies to ensure development is of the highest design 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. The draft Plan sets out an approach to managing building heights in Shoreditch identifying the neighbourhood areas where they may be appropriate.

The Direction of Travel proposes updating policy to provide clarity on zones suitable for tall buildings.

Promoting More Sustainable and Improved Public Realm

The draft plan seeks to create a healthier, less vehicle dominated and greener Shoreditch by setting out a Public Realm Framework which provides a long term vision for improving streets, routes and public spaces in Shoreditch.

The Direction of Travel proposes updating the policy to deliver ground level urban greening in Shoreditch.

Shaping Local Neighbourhoods

The draft plan has defined four neighbourhood areas in the plan.

For each neighbourhood, the Plan sets out:

- detailed planning and design policy and guidance on the preferred mix of uses
- if the neighbourhood is suitable or not suitable for tall buildings
- the key public realm priorities
- urban design guidance for opportunity sites located within the neighbourhood

The Direction of Travel proposes a revised boundary for the Central Shoreditch neighbourhood, an update to the neighbourhood policies to reflect the conclusions of the Tall Building Strategy, and the latest position on local views, public realm projects and use class changes.

Opportunity Sites

The draft plan provides detailed planning and design guidance on the preferred use(s), mix, scale, height, massing, and accessibility of future development for eleven opportunity sites.



Figure 6. Future Shoreditch AAP boundary

The Direction of Travel sets out that we are interested in hearing about additional sites in Shoreditch that could come forward in the plan period.

More Information



PLEASE VISIT:

hackney.gov.uk/future-shoreditch if you would like more information

YOU CAN ALSO CONTACT:

Rachel Weaver in the Strategic Planning Team if you need further information

Email: rachel.weaver@hackney.gov.uk or

Phone: **020 8356 4761**

SHARE YOUR VIEWS:

To share your views on the draft Future Shoreditch AAP and Direction of Travel (Regulation 18) consultation visit: consultation.hackney.gov.uk or bit.ly/Future-Shoreditch

To find out more or share your views, come to a drop-in session at:

- **16 July - 5-8.30pm** - Hackney Opportunity Hub, 139 Bowling Green Walk, N1 6ET
- **18 July - 11am-3pm** - Hope House, Perseverance Works, 25 Hackney Road, E2 7NX
- **24 July - 11am-3pm** - Looking Glass Cocktail Club, 49 Hackney Rd, E2 7NX

JOIN THE DISCUSSION AT THE WORKSHOPS:

Workshop 1: Streets and Spaces

18 July - 6-8pm - Shoreditch Town Hall, 380 Old Street EC1V 9LT

Workshop 2: Neighbourhood Areas

23 July - 6-8pm - Shoreditch Town Hall, 380 Old Street EC1V 9LT

Attend an online consultation meeting:

14 August - 5.30-6.30pm

3 September - 5.30-6.30pm

Please contact us to register for the workshops or online sessions by emailing futureshoreditch@hackney.gov.uk

