

FUTURE SHOREDITCH AREA ACTION PLAN

DIRECTION OF TRAVEL

JULY 2024

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.





Figure 1. Cover Image:
Charlotte Road

Figure 2. New Inn Yard
Long wall

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OF TRAVEL DIRECTION

1. INTRODUCTION

Shoreditch has experienced phenomenal growth over the past 25 years, due to the geographical proximity to central London and the once availability of affordable space. The area has become a hub for creatives, tech entrepreneurs and hospitality. The characteristics and mix of the local community and economy define the area, attracting global recognition as somewhere that is a great place to live and work, especially for younger people.

Through engagement with residents, businesses, and stakeholders, we have been developing the Future Shoreditch Area Action Plan which draws on what we've heard are the key issues and opportunities for this area of the borough. The area action plan sets out a vision for what Shoreditch will look like in 2034 and the planning policies to guide and manage future development and investment in the area. Once adopted, it will form part of the council's development plan that will inform all planning decisions in Shoreditch.

More information on the Future Shoreditch Area Action Plan can be found bit.ly/FSAAP.



Figure 3. STIX's 'Holding Hands' in Hoxton Square, London

ABOUT THIS CONSULTATION

We received feedback to our last consultation for the draft plan undertaken in 2019, and further evidence was commissioned following that to support development of the draft plan. However, Shoreditch has experienced a lot of change since then.

We have been gathering evidence to ensure that we fully understand the changes, and what is happening in Shoreditch now.

We think that most of the draft Future Shoreditch Area Action Plan that we consulted on in 2019 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 the policies in the draft Future Shoreditch Area Action Plan, and on the suggested updates to the plan set out in the Direction of Travel document. We need you to tell us if you agree, or if we have missed any opportunities or issues you think need to be included in the plan. We are keen to hear about what else you want to see in the plan.

The AAP will affect decisions in places where you live, work, shop and enjoy. We want to make sure we have got these updates right.

CONSULTATION PROCESS

The consultation is open from 8 July 2024 to 9 September 2024.

There are a number of ways you can respond to this document and the questions in it.

1. We would prefer to receive your comments via our online consultation portal at the following address:
bit.ly/Future-Shoreditch
2. If you do not have internet access, please complete the consultation feedback form and return to:
*Strategic Planning Team, Planning Service,
London Borough of Hackney, 1 Hillman Street, London, E8 1DY*

If you do not have internet access this report is available to read as a paper copy in all Borough libraries.

If you have any questions or experience any difficulty in submitting your feedback, please contact us, the Strategic Planning Team, via email at futureshoreditch@hackney.gov.uk or by telephone on 020 8356 8062.

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.

We will consult on the plan again then, but there will be less opportunity then to suggest what the plan should include.

All comments made at the previous 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.



Figure 4. Old Street

TIMETABLE



Figure 5. Future Shoreditch Plan - Timeline

▲
WE ARE HERE

2. FUTURE SHOREDITCH: SETTING THE CONTEXT

Shoreditch is a unique and diverse area. The characteristics and mix of the local community and economy define the area, attracting global recognition as somewhere that is a great place to live and work.

Shoreditch has experienced phenomenal growth over the past 20 years and the area has become a hub for creatives, tech entrepreneurs and hospitality.

There is increasing growth pressure on Shoreditch:

- In the 2020 local plan, there was a need for 117,000 sqm of office space across Hackney up to 2033 - to deliver 23,000 jobs
- Across the borough around 54,000 sqm of office space has been approved in the last 3 years, with much of it in Shoreditch
- 110,000 sqm could come forward through proposals currently at the planning application stage, again much of it in Shoreditch
- There is a boroughwide annual housing need of 2,514 homes per year up to 2033
- In the 2020 local plan, it was identified that 7,000 new homes need to be provided in and around Shoreditch up to 2033
- Around 760 new homes have been delivered in and around Shoreditch since 2021.

This growth needs to be managed so that the character of Shoreditch and its ability to meet a diverse range of needs is not negatively affected. Existing residential areas, both within and surrounding the area, should gain social and environmental benefits from the growth. Having an area action plan in place will help manage development and change in Shoreditch over the next 15 years.

In 2017 we started work with the community on the Future Shoreditch Area Action Plan, looking at the challenges and opportunities facing

the area. The Council developed a draft plan in response to these conversations and the plan got to the first of two consultation stages in 2019.

The consultation responses were collated and analysed by the Council. The key feedback from the consultation was around the following issues:

- **Affordable Workspace policy** - concern over the lack of affordable space for startups and artists; landowners felt 10% requirement is too restrictive. Greater clarity sought on how affordable and low cost workspace are defined
- **Managing building heights** - there was sensitivity around the height of tall buildings and the size of buildings. The definition of tall buildings should be more precise. Concerns about using prevailing heights to guide development.
- **Affordable Homes** - more homes needed
- **Designation of neighbourhood areas** - there were questions about the boundaries, further evidence was requested to support these
- **Land use mix** - questions about how this will work
- **Supporting arts, culture, entertainment and retail** - support for these policy areas, concern about the night time economy
- **Public Realm, transport & safety** - overall supporting of approach, more green space wanted and better air quality
- **Site Allocations** - site specific responses from a number of landowners

The complete responses from the Regulation 18 consultation in 2019 can be found in the Consultation Report which has been published alongside this document.



Figure 6. Shoreditch: OAT Coffee Bar

A LOT HAS CHANGED SINCE 2019

It is important that policies in the plan reflect the wider picture regionally, nationally, even globally. This will have an influence on development in Shoreditch over the coming years. We are keen to hear your views on how the following events should be reflected in policy.

Key changes that we think should be reflected in the plan:

THE COVID-19 PANDEMIC

The Covid-19 pandemic severely affected London's Central Activities Zone and the Shoreditch area. Office workers moved to online working and stopped coming to the area. Retail in Shoreditch experienced a significant downturn during the pandemic. There were also far fewer visitors to the area, as global travel slowed down, but that has picked up again more recently.

The pandemic has had some lasting impacts. Green and healthy spaces have become even more valued by residents and workers. This is particularly relevant to Shoreditch where there is a lack of open space. The demand now is for better quality office floorspace, with higher sustainability credentials. Office working has become more flexible, with fewer days in the office, more mid-week attendance, and changing needs for office floorspace because of working from home. This has affected the workspace demand in Shoreditch.

CLIMATE CHANGE

Climate change poses a very real threat to the way that we live in London, with increased heat, reduced access to water and extreme weather events. In 2019, Hackney declared a climate emergency, and has developed a Climate Action Plan (2023) to set out the actions that the Council and other partners must take to reduce our collective carbon emissions. This includes the design of buildings and the approach to green space.

UK TRADING RELATIONS/BREXIT

The UK left the EU in January 2020, and this created a time of uncertainty for workers from the EU. After the first covid lockdown, many

EU nationals left. This particularly affected the hospitality industry in which younger EU nationals tended to work.

ECONOMIC SHIFTS

The UK economy has been affected by the Covid pandemic, leaving the EU and other global and national events. The UK economy has shrunk in size and lower growth is forecast. These economic conditions have fed into the current cost of living crisis in the UK. The cost of living for residents and the cost of doing business has increased substantially over the last two years, and that brings more economic uncertainty into the local economy.

THE LATEST HOUSING NEEDS IN HACKNEY

There is an acute and growing housing crisis across London. There are not enough homes in general, and particularly affordable homes, to meet demand. Market housing is increasingly expensive and unaffordable for buyers and private rent exceeds the average income.

INEQUALITY

The pandemic and the cost of living crisis has led to increased inequality and poverty within Hackney. The effects have impacted most strongly on those who were already disadvantaged the most. There is growing inequality within the labour market, with less local access available to the full spectrum of jobs.

QUESTIONS

1a. To what extent do you agree or disagree with the summary of the key changes?

1b. How do you think these key changes should be reflected in the Plan?

1c. Is there anything further that has changed in Shoreditch over the past 4 years?



Figure 7. Rivington Street

3. VISION

**DRAFT FUTURE SHOREDITCH AAP 2019 REFERENCE
(PAGE 33) LINK: [BIT.LY/FSAAP-2019](https://bit.ly/FSAAP-2019)**

In 2019 a vision for Shoreditch in 2034 was shared (see page 33).

The vision for Shoreditch in the 2019 draft version of the plan brings together the issues that had been identified by members of the Shoreditch local community since 2017, and the opportunities that existed around those issues to make Shoreditch an even better place. The key themes are:

- Creating a thriving and vibrant destination - the home of creative, digital and tech industries.
- New homes, jobs and supporting infrastructure creating a place where people want to live, do business and spend time.
- A more diverse evening and night-time economy
- Preserve the historic environment
- A greener, healthier, safer place with improved public realm
- A more affordable place to live and work

● **WHAT YOU TOLD US**

Most people who responded to the consultation in 2019 supported this vision for Shoreditch.

● **OUR RESPONSE TO WHAT YOU TOLD US**

We think that the vision is still relevant today but the vision for Shoreditch is now looking even further ahead - to 2040.

QUESTIONS

2a. To what extent do you agree or disagree that this vision is still right for Shoreditch given the changing circumstances?

2b. Do you have any further comments on the vision?

4. OBJECTIVES

**DRAFT FUTURE SHOREDITCH AAP 2019 REFERENCE
(PAGE 34-5) LINK: [BIT.LY/FSAAP-2019](https://bit.ly/FSAAP-2019)**

The draft plan set out 14 objectives to achieve this vision (see pages 34-35).

● WHAT YOU TOLD US

In 2019 most people supported the objectives, but said that there should be more in the plan on environmental sustainability.

● OUR RESPONSE TO WHAT YOU TOLD US

Hackney Council is very concerned about the impact of climate change on communities and residents, and in 2019 declared a Climate Emergency.

The [Hackney Climate Action Plan 2023](#) sets out the borough approach to tackle the climate and ecological crisis through partnership working. It provides a framework of actions to reduce emissions and adapt to the climate change that is already occurring.

The [Hackney Green Infrastructure Strategy](#) was adopted in 2023. It gives a framework for transforming areas of Hackney to liveable neighbourhoods that are resilient to the effects of climate change and provide a network for wildlife to thrive.

KEY CHANGE

We propose adding a new objective to the plan on Sustainability/Climate Change to accompany the 14 objectives in the original plan.

NEW OBJECTIVE

Shoreditch has a dense urban fabric with few green spaces - this puts the area at risk from surface water flooding and periods of increased heat. Development in Shoreditch should be designed to mitigate against the impacts of climate change including the impacts of increased heat and flooding events, and have low carbon emissions.

The objective supports the proposal to include a new policy in the plan Policy FS10 Environmental Sustainability (see p24).

QUESTIONS

3a. To what extent do you agree or disagree with the objectives in the draft plan?

3b. To what extent do you agree or disagree with adding a new sustainability objective into the plan?

3c. Do you have any further comments on the objectives?

AREA WIDE POLICIES

5. DELIVERING GROWTH THAT BENEFITS ALL

DRAFT FUTURE SHOREDITCH AAP 2019 REFERENCE (PAGE 37-44) LINK: [BIT.LY/FSAAP-2019](https://bit.ly/FSAAP-2019)

Policy FS01 Supporting New Jobs In Shoreditch - Update
Policy FS02 Achieving A Balanced Mix Of Uses - Update

SUPPORTING NEW JOBS IN SHOREDITCH

The draft plan sets out an employment-led approach to growth in Shoreditch, with different neighbourhoods having different percentage requirements for office floorspace.

● WHAT YOU TOLD US

In 2019, you asked how the plan would ensure delivery of the right amount of jobs and homes across Shoreditch.

● OUR RESPONSE TO WHAT YOU TOLD US

To support the neighbourhood areas and the mix of uses set for each area, the Council has undertaken a Neighbourhood Areas Boundary Review which sets out the rationale behind the four neighbourhood areas and the proportions of office appropriate given for each.

The Council has commissioned an Employment Land Study to determine the amount of employment floorspace needed across the borough to support new jobs up to 2040. The work will also consider the type of employment floorspace that should be delivered to support

flexible working patterns that have arisen since the Covid pandemic and the demands for affordable workspaces. The work is particularly important for Shoreditch which remains a key employment location in Hackney. The early conclusions emphasise the importance of good place shaping to support long term economic growth and job creation.

WHAT ELSE HAS CHANGED?

CHANGES TO NATIONAL PLANNING GUIDANCE AND LEGISLATION

Increased permitted development rights to change a commercial unit to residential mean that it is harder for policies to protect the town centres and office areas in Shoreditch from erosion. The Council has safeguarded key areas within Shoreditch, preventing permitted development rights converting commercial/business units to residential, through the use of Article 4 Directions confirmed in 2023.

GLA ECONOMIC STUDIES

The Future of Office in Central London study (Central London Forward November 2022) outlines the broad picture on office space in the CAZ area post covid. The study outlines that occupiers in the CAZ area now want flexible, sustainable, high quality spaces that accommodate a wide range of working tasks. Office working has become more flexible, with fewer days in the office, more mid-week attendance, and changing requirements for office floorspace because of working from home. This has affected the nature of workspace demand in Shoreditch.

GREEN CONSTRUCTION SKILLS

New City College on the border of Shoreditch has emerged as a Sustainability Hub. It is the first college in London to launch a low carbon technology lab, providing green skills training for a local workforce, targeting residents and employers needing to retrain in green skills and low carbon technologies.

LEADING INCLUSIVE FUTURES THROUGH TECHNOLOGY (LIFT)

LIFT is a £7.3m cross-borough programme from 2021 to 2025 between the London Boroughs of Hackney, Camden, Islington and Tower Hamlets. It aims to “build a knowledge economy with fairness, shared prosperity and social justice as its core”, supporting underrepresented residents to access local business and employment opportunities in the local technology, digital, science and creative production sectors.

KEY POLICY CHANGES

POLICY FS01 - SUPPORTING NEW JOBS IN SHOREDITCH

‘Why are we doing this’ section

The Council proposes increasing the focus in the ‘Why are we doing this’ section on creating a sense of place through new employment-led developments. This will bring enhanced value to the Shoreditch area, building on its strong identity and offering additional benefits to the communities who live and work in Shoreditch.

The Council is interested in exploring the ways that development in Shoreditch can contribute to upskilling local workers in green skills. This will be reflected in the next iteration of the plan.

QUESTIONS

4a. To what extent do you agree or disagree with the approach to supporting new jobs set out in the draft plan?

4b. To what extent do you agree or disagree with the suggested changes?

4c. Do you have any further comments on the approach to supporting new jobs in Shoreditch?



Figure 8. Shoreditch - graffiti

ACHIEVING A BALANCED MIX OF USES

The draft plan seeks to balance other uses with offices 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.

● WHAT YOU TOLD US

In 2019, you questioned how office, residential and commercial would be balanced effectively in Shoreditch.

● OUR RESPONSE TO WHAT YOU TOLD US

The Borough faces extremely high demands for homes. The latest evidence based on the Government's 'standard method' for housing establishes an annual need for 2,514 new homes across Hackney. Hackney's Local Plan contains an annual housing target for Hackney of 1330 new homes.

The Council is committed to increasing the amount of housing to provide much needed homes in Shoreditch. This is in line with the emerging Hackney evidence on housing.

KEY POLICY CHANGES

POLICY FS02 - ACHIEVING A BALANCE MIX OF USES

We propose adding a new criteria to the policy to increase housing delivery:

- i) Sites in Shoreditch that can accommodate residential units as part of an employment led development must maximise opportunities to do so.

QUESTIONS

5a. To what extent do you agree or disagree with the approach to supporting new jobs set out in the draft plan?

5b. To what extent do you agree or disagree with the suggested changes?

5c. Do you have any further comments on the approach to achieving a balanced mix of uses?



Figure 9. Blues Kitchen

6. TACKLING AFFORDABILITY IN SHOREDITCH

DRAFT FUTURE SHOREDITCH AAP 2019 REFERENCE (PAGE 49-53) LINK: [BIT.LY/FSAAP-2019](https://bit.ly/FSAAP-2019)

Policy FS03 Providing Affordable Place of Work - No update planned

Policy FS04 Delivering New Genuinely Affordable Homes - Update

AFFORDABLE WORKSPACE

The draft plan requires 10% of gross new employment floorspace to be affordable workspace to support smaller businesses and startups in the area.

● WHAT YOU TOLD US

In 2019, you told us that affordable workspaces in Shoreditch are very important. A range of affordable workspaces for different users is essential.



Figure 10. Curtain Road South

● OUR RESPONSE TO WHAT YOU TOLD US

Emerging evidence from the Employment Land Study indicates that affordable workspace is an increasingly important part of the employment land in Shoreditch. This is due to increasing rents for office space in Shoreditch. Policy needs to maintain support for the retention of affordable workspace.

The Council believes that the 10% affordable or low cost workspace requirement is the right approach. This will help support the creative industries that have a home across Hackney.

We think that the existing draft policy FS03 - Providing Affordable Places of Work is still relevant today.

QUESTIONS

6a. To what extent do you agree or disagree with the approach to affordable workspace as set out in the draft plan?

6b. Do you have any further comments on the approach to affordable workspace?

AFFORDABLE HOMES

The draft plan asks for 50 % affordable units for new housing, with a tenure split of 60 % social rent and 40 % intermediate housing across the affordable units.

● WHAT YOU TOLD US

Affordable homes are important in Shoreditch, and more are needed. The definition of affordable housing in a Shoreditch context needs to be explored further.

● OUR RESPONSE TO WHAT YOU TOLD US

The Council has developed a Housing Strategy Position Paper 2023. This will inform the future housing strategy across the borough and the Future Shoreditch Area Action Plan.

Evidence indicates that there is a growing need for housing within Shoreditch where affordability, for renters and buyers, is a growing problem.

The latest evidence has indicated there is a significant need for new affordable homes in Hackney.

WHAT ELSE HAS CHANGED?

Shoreditch has become an increasingly unaffordable place to live.

- Haggerston, Hoxton West and Hoxton East and Shoreditch all have a higher than London average number of people in private rental units.
- Median private rents in the Shoreditch and Hoxton area in 2022 were 121 % of median incomes.
- The average house price in the Shoreditch and Hoxton area in 2022 was £600,000.

KEY POLICY CHANGES

POLICY FS04 DELIVERY OF NEW GENUINELY AFFORDABLE HOMES

We think that the existing draft policy FS04 - Delivering New Genuinely Affordable Homes is still relevant today but will need to be updated to reflect any emerging evidence on housing need.

The mix of unit sizes appropriate in Shoreditch and the mix of tenures needed will be established through emerging evidence including the Hackney Housing Strategy. This will be fed into the next iteration of the Future Shoreditch AAP.

QUESTIONS

7a. To what extent do you agree or disagree with the approach to affordable housing as set out in the draft plan?

7b. Do you have any further comments on the approach to affordable homes?

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

DRAFT FUTURE SHOREDITCH AAP 2019 REFERENCE (PAGE 54 - 60) LINK: [BIT.LY/FSAAP-2019](https://bit.ly/fsaap-2019)

Policy FS05 Supporting Arts, Culture, Entertainment and Retail - Update Policy FS06
Local Shops - No update planned

SUPPORTING ARTS, CULTURE, ENTERTAINMENT AND RETAIL

The draft plan aims to improve the retail and leisure offering, and to enhance Shoreditch as an evening and night-time destination whilst recognising the needs of people who live and work in Shoreditch.

● WHAT YOU TOLD US

In 2019, you told us that you supported protecting the arts, culture and entertainment in Shoreditch, and wanted to see more diversification of the day-time and the night-time economies.

● OUR RESPONSE TO WHAT YOU TOLD US

The Council believes that support for arts and culture, and the diversification in the evening and night-time economy is still the right approach, but the policy needs to be updated.

WHAT ELSE HAS CHANGED?

AMENDMENTS TO THE USE CLASSES ORDER

Major amendments were made to the Use Classes Order in September 2020. Several different planning use classes were amalgamated into a new Class E. This included retail, office, business and services (previously Classes A, B1 and D1). Class F2 was created for some community and recreation uses.

NEW CULTURAL DESTINATION

In 2023, the Stage development was completed, creating a new cultural destination in Shoreditch, celebrating the rediscovered and celebrated Shakespearean theatre.

This builds on the strong cultural offering found throughout Shoreditch, and the creative industry background of the area.

NEW EMERGING EVIDENCE

A Town Centre and Retail Study was commissioned in 2023. This important piece of work will provide a snapshot of how town centres across the borough are performing and assess the current and future demand for new floorspace. The work will be undertaken alongside the Employment Land Study, which will provide an overview of the creative, cultural, leisure, community and third sector offers. The conclusions of this work will inform the future direction of the policy in Shoreditch and across the borough.

The Council's cumulative impact research in 2023 explored data on crime, noise, licensed premises and other issues in Shoreditch and included the area around the Shoreditch triangle. This information alongside a 2023 Licensing Policy review will feed into a forthcoming Night Time Economy Strategy which will be used to review the policy FS05 for the next iteration of the plan.

KEY POLICY CHANGES

Policy FS05 - Supporting Arts, Culture, Entertainment and Retail

The policy will be updated to reflect the forthcoming Night Time Economy Strategy and the new use classes E and F2, and flexibilities that now exist between Class E uses that have been brought about by changes to the Government's permitted development rights.

QUESTIONS

8a. To what extent do you agree or disagree with the approach to supporting a vibrant, diverse and accessible day, evening and night-time economy in the draft plan?

8b. Do you have any further comments on the approach to supporting arts, culture, entertainment and retail?

LOCAL SHOPS

The draft plan sets out that local shops should be supported along the identified local retailing frontages

● WHAT YOU TOLD US

In 2019, you told us there should be a focus on the needs of local residents, and support for existing small businesses.

● OUR RESPONSE TO WHAT YOU TOLD US

The Council believes that supporting local shops is still the right approach, but the policy needs to be updated.

WHAT ELSE HAS CHANGED?

Major amendments were made to the Use Classes Order in September 2020. Several different planning use classes were amalgamated into a new Class E. This included retail, office, business and services (Classes A, B1 and D1). Class F2 was created for some previously D2 uses.

A Retail Study was commissioned in 2023 to assess if and how the covid pandemic has affected retail in the borough. Evidence on any specific impact on Shoreditch will emerge through this study. The policy will be informed by the evidence that comes forward through the study.

KEY POLICY CHANGES

POLICY FS06 - LOCAL SHOPS

The policy will be updated to reflect the new use class E and F2, and any evidence from the commissioned Retail Study.

QUESTIONS

9a. To what extent do you agree or disagree with the approach to local shops in the draft plan?

9b. Are there other Shoreditch specific issues to consider?

9c. Do you have any further comments on the approach to local shops?



Figure 11. Shoreditch High Street

8. HIGH QUALITY PLACES AND BUILDINGS

DRAFT FUTURE SHOREDITCH AAP 2019 REFERENCE (PAGE 61 - 66) LINK: [BIT.LY/FSAAP-2019](https://bit.ly/FSAAP-2019)

Policy FS07 Delivering High Quality Design - No update planned
Policy FS08 Managing Building Heights - Update

HIGH QUALITY DESIGN

The draft plan calls for high quality, sensitive and appropriate design that reinforces the unique nature of Shoreditch.

● WHAT YOU TOLD US

In 2019, you told us that architecture should be appropriate for the area to protect heritage. The approach to heritage should be clarified in the AAP.

● OUR RESPONSE TO WHAT YOU TOLD US

We think that the existing draft policy FS07 - Delivering High Quality Design is still relevant today.

QUESTIONS

10a. To what extent do you agree or disagree with the approach to High Quality Design in the draft plan?

10b. Do you have any further comments on the approach to high quality design?

BUILDING HEIGHTS

The draft plan sets out the neighbourhood areas more appropriate for tall buildings and the height at which buildings are considered tall in each of the areas. The policy includes design guidance for tall buildings.

● WHAT YOU TOLD US

Consultation Feedback from 2019 highlighted that

- Concerns were expressed about the impact of height
- Locations for tall buildings should be more specific than neighbourhood areas
- Further analysis needed to underpin the approach to the four identified neighbourhood areas
- More information is needed on heritage

● OUR RESPONSE TO WHAT YOU TOLD US

A Neighbourhood Areas Boundary Review has been undertaken which sets out the rationale behind the four neighbourhood areas, the characters of each neighbourhood and whether tall buildings are a suitable type of development in those areas.

The Council commissioned the Tall Buildings Strategy to provide an evidence base and justification for the approach taken to tall buildings in the draft Future Shoreditch Area Action Plan. It defines what is considered a tall building in Shoreditch and sets out the rationale for how, where and why appropriate locations for tall buildings have been identified.

WHAT ELSE HAS CHANGED?

LONDON PLAN 2021

The new London Plan, adopted in 2021, created new requirements around tall buildings through Policy D9 Tall Buildings. The requirements are that it should be determined if there are locations where tall buildings

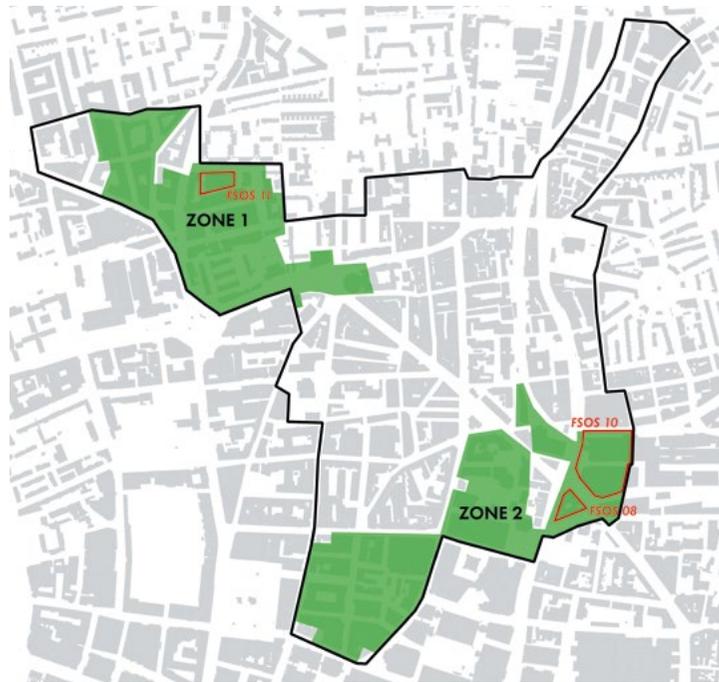


Figure 12. Areas in Shoreditch identified as more suitable for tall buildings

-  Areas identified as more suitable for tall buildings through the Tall Buildings Strategy
- ZONE 1** Tall buildings defined as 13 storeys / 45.5m and above
- ZONE 2** Tall buildings defined as 15 storeys / 52.5m and above
-  Site allocations identified as potentially suitable for tall buildings

may be an appropriate form of development, and that tall buildings should only be developed in locations that are identified as suitable in Development Plans

KEY POLICY CHANGES

POLICY FS08 MANAGING BUILDING HEIGHTS

The Council proposes that Parts i and ii in Criteria b of the policy is changed to reflect the zones identified as more suitable for tall buildings in the Tall Buildings Strategy:

NEW WORDING:

Criteria b) Tall buildings may be acceptable in principle:

- i) in Zone 1 (as set out in the Figure 12)
- ii) in Zone 2 (as set out in the Figure 12)

QUESTIONS

- 11a. To what extent do you agree or disagree with the approach to managing building heights in the draft plan?
- 11b. To what extent do you agree or disagree with the approach to defining what is tall in the zones?
- 11c. To what extent do you agree or disagree with the revised areas suggested as more suitable for tall buildings?
- 11d. Do you have any further comments on the approach to building heights?

9. PROMOTING MORE SUSTAINABLE AND IMPROVED PUBLIC REALM

DRAFT FUTURE SHOREDITCH AAP 2019 REFERENCE (PAGE 67 - 75) LINK: [BIT.LY/FSAAP-2019](https://bit.ly/FSAAP-2019)

Policy FS09 Delivering High Quality Public Realm - Update

PUBLIC REALM

The draft plan prioritises improving the public realm, better permeability through Shoreditch and active and sustainable travel.

● WHAT YOU TOLD US

In 2019, you told us that there is a need for more green space in the area, and that there needs to be more in the plan which looks to tackle climate change and address decarbonisation.

● OUR RESPONSE TO WHAT YOU TOLD US

We think that there should be more in the plan on green space and sustainability. This has been influenced by three new Council strategies:

HACKNEY GREEN INFRASTRUCTURE STRATEGY

The Hackney Green Infrastructure Strategy was adopted in 2023. It gives a framework for transforming areas of Hackney to liveable neighbourhoods that are resilient to the effects of climate change and provide a network for wildlife to thrive. The Strategy proposes the implementation of a coherent green link along Curtain Road, extending along Hoxton Street and Great Eastern Street (Spine route 7).

CLIMATE ACTION PLAN 2023

The Climate Action Plan 2023 sets out the borough approach through partnership working to tackle the climate and ecological crisis. It provides a framework of actions to reduce emissions and adapt to the climate change that is already occurring.

CHILD-FRIENDLY PLACES SPD

The Growing Up in Hackney Child-Friendly Places Supplementary Planning Document was adopted in July 2021. The SPD sets out child-friendly principles and design guidelines for Hackney's built environment: on the doorstep, on the streets and in green and open spaces. It transitions away from segregated play spaces towards planning for a holistic, strategic and inclusive neighbourhood and city wide approach to planning and design.

WHAT ELSE HAS CHANGED?

Hackney Council declared a climate emergency in 2019 and committed to:

- do everything within our power to deliver against the targets set by the IPCC's October 2018 1.50C report, across our functions (including a 45% reduction in emissions against 2010 levels by 2030 and net zero emissions by 2040), and seek opportunities to make a greater contribution.

In 2021, the Environment Act became law. Biodiversity Net Gain (BNG) is a new requirement that has come through the Environment Act 2021. Its aim is to leave the natural environment in a measurably better state than it was prior to development. In a built up area such as Hackney, the 10% uplift in biodiversity has potential to increase greening and encourage nature recovery where nature already exists. BNG uplift can also be offset elsewhere. It is understood that the BNG requirement for new development will be in place from early 2024.

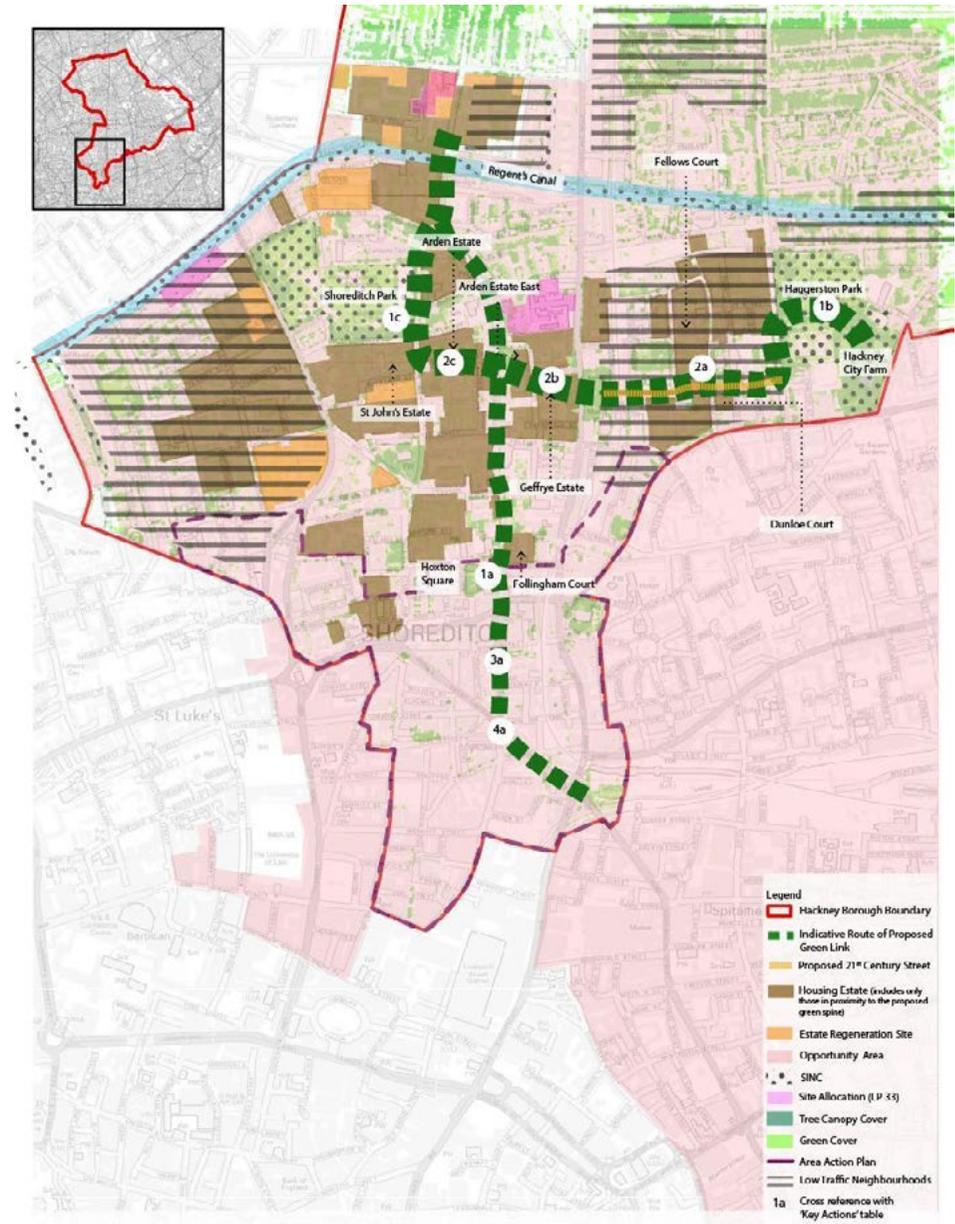
KEY POLICY CHANGES

POLICY FS09 DELIVERING HIGH QUALITY PUBLIC REALM

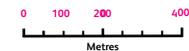
We propose to include a new criteria for FS09

v) New development along Shoreditch as set out in the Green Infrastructure Strategy should deliver ground level urban greening that contributes to a coherent green character and disperses air pollution.

Figure 13. Green Spine 7 as identified in the Green Infrastructure Strategy



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Since 2019, many of the public realm projects in Figure 36 (p.71) have been completed. The public realm projects will be updated for the next version of the plan.

We propose to include a new policy on environmental sustainability in the plan:

POLICY FS10 ENVIRONMENTAL SUSTAINABILITY

In the urban context of Shoreditch, the focus will be on:

- Increasing green infrastructure to mitigate increased heat on the streets
- Passive design measures to reduce internal heat within buildings
- Employing beneficial and effective ways to deal with rain water
- Supporting the use of appropriate renewable energy sources
- Following the waste hierarchy prioritising prevent, reuse and recycling principles when considering development of buildings

QUESTIONS

12a. To what extent do you agree or disagree with the approach to the Public Realm in the draft plan?

12b. Are there any other public realm projects that should be included in the plan?

12c. To what extent do you agree or disagree with adding a new sustainability policy into the plan?

12d. What else would you like to see covered in the sustainability policy that relates to Shoreditch?

10. SHAPING LOCAL NEIGHBOURHOODS

DRAFT FUTURE SHOREDITCH AAP 2019 REFERENCE (PAGE 79-86; 120-22; 138-43) LINK: [BIT.LY/FSAAP-2019](https://bit.ly/FSAAP-2019)

Policy NO1 - Update Policy NO2 - Update
Policy NO3 - Update Policy NO4 - Update

NEIGHBOURHOOD AREAS

The draft plan sets out the geographical extent of each neighbourhood area and the differing policy requirements for the four different neighbourhood areas.

● WHAT YOU TOLD US

You told us that more detail was needed on the neighbourhood areas. Public realm improvements, reducing antisocial behaviour and the impact of tall buildings were all raised.

● OUR RESPONSE TO WHAT YOU TOLD US

The Council has undertaken a Neighbourhood Areas Boundary Review which sets out the rationale behind the four neighbourhood areas, and the different policy approaches set out for each area.

The Council commissioned the Tall Buildings Strategy to provide an evidence base and justification for the approach taken to tall buildings in the draft Future Shoreditch Area Action Plan. It sets out the rationale for how, where and why appropriate locations for tall buildings have been identified.

WHAT ELSE HAS CHANGED?

The built environment in Shoreditch has continued to change since 2019 as new buildings have been developed.

Major amendments were made to the Use Classes Order in September 2020. Several different planning use classes were amalgamated into a new Class E. This included retail, office, business and services (Classes A, B1 and D1). Class F2 was created for some previously D2 uses.

The Council's cumulative impact research in 2023 explored data on crime, noise, licensed premises and other issues in Shoreditch and included the area around the Shoreditch triangle. This information alongside a 2023 Licensing Policy review will feed into a forthcoming Night Time Economy Strategy which will be used to review the policy FS05 for the next iteration of the plan.



Figure 14. Shoreditch night

KEY POLICY CHANGES

We propose to amend the neighbourhood boundary of the central shoreditch neighbourhood to reflect the updated conservation areas and the conclusions of the Neighbourhood Boundary Review.

We propose to update all four neighbourhood policies to reflect the conclusions of the Tall Building Strategy:

POLICY NO1 THE EDGE OF THE CITY NEIGHBOURHOOD

- Update Criteria C policy to add reference to Policy FS08 Managing Building Heights for further guidance on locations which may be more suitable for taller buildings in the Edge of City Neighbourhood.

POLICY NO2 THE CENTRAL SHOREDITCH NEIGHBOURHOOD

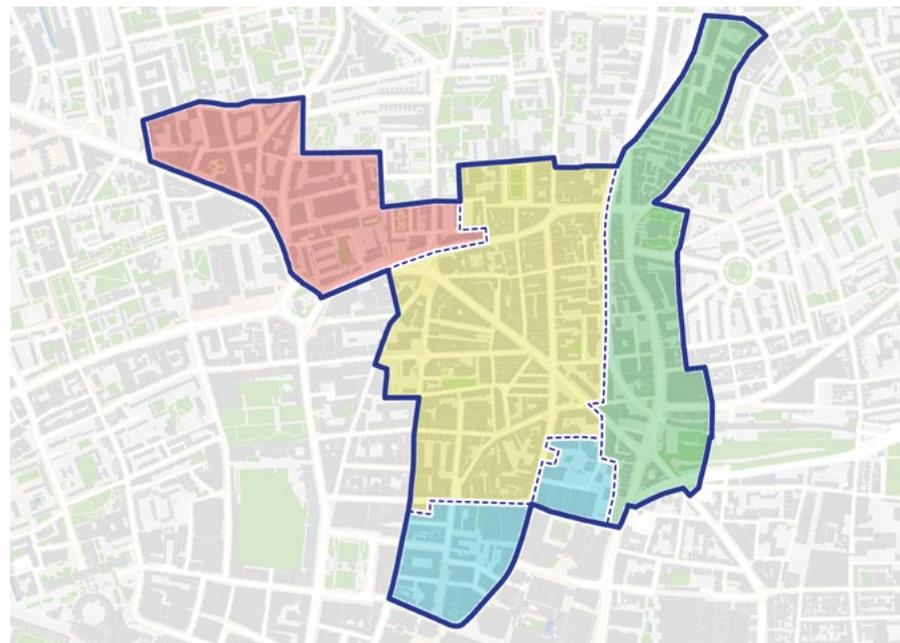
- Update Criteria D with reference to the updated Policy FS08 Managing Building Heights for further guidance on locations which may be more suitable for taller buildings in the Central Shoreditch Neighbourhood.

POLICY NO3 SHOREDITCH HIGH STREET AND HACKNEY ROAD

- Update Criteria D with reference to the updated Policy FS08 Managing Building Heights for further guidance on locations which may be more suitable for taller buildings in the Shoreditch High Street and Hackney Road Neighbourhood.

POLICY NO4 CITY ROAD

- Update Criteria D to add reference to Policy FS08 Managing Building Heights for further guidance on locations which may be more suitable for taller buildings in the City Road Neighbourhood.



QUESTIONS

13a. To what extent do you agree or disagree with the approach to the neighbourhood areas as set out in the draft plan?

13b. To what extent do you agree or disagree with the suggested updates to the neighbourhood areas?

13c. Do you have any further comments on the approach to neighbourhood areas?



Figure 15. Kingsland Road at night

11. OPPORTUNITY SITES

The draft plan gives detailed site allocation design guidance for the 11 site allocations.

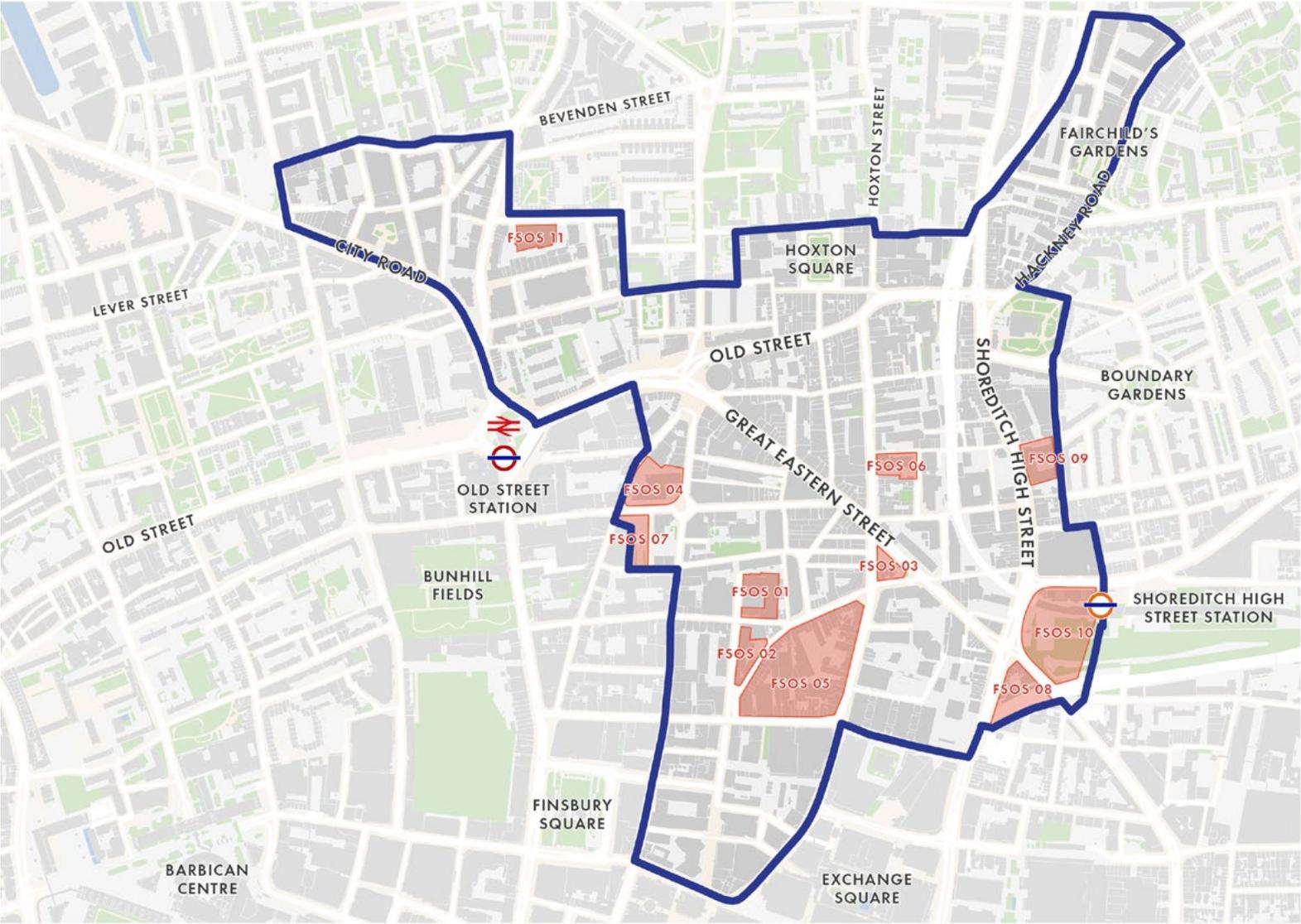


Figure 16. Future Shoreditch Opportunity Sites

Opportunity Sites

11. OPPORTUNITY SITES

The draft plan gives detailed site allocation design guidance for the 11 site allocations.

● WHAT YOU TOLD US

The location of tall buildings needed consideration. Specific responses were received to individual site allocation guidance.

● OUR RESPONSE TO WHAT YOU TOLD US

We have reviewed the 11 Site allocations. The massing and height of each has been sensitively assessed and the design optimised to the fullest extent.

The reviewed 11 opportunity sites provide the following numbers of housing, office and commercial (subject to ongoing viability testing):

Table 1. Site Allocation Capacities		
Site allocation	Capacity in 2019	Indicative Capacity (GEA) for 2024 consultation Change in capacity
FSOS 01 - 110 Clifton Street	Residential - 16 units Office - 9,000 sqm Retail - up to 400 sqm	Residential - 16 units Office - 9,032 sqm Retail - 358 sqm
FSOS 02 - 64-80 Clifton Street and 4-8 Holywell Row	Residential - 8 units Office - 4,200 sqm GEA Retail - 450 sqm	Residential - 6 units Office - 4,206 sqm Retail - 655 sqm
FSOS 03 - 35-45 Great Eastern Street (CUDS)	6,900 sqm GEA of office floor space gross.	Office - 8,100 sqm
FSOS 04 - 110 Tabernacle Street	Residential - 20 units Office - 4,200 sqm Retail - 250 sqm	Residential - 20 units Office - 4,204 sqm Retail - 0 sqm
FSOS 05 - Street Block Defined By Worship Street, Curtain Road, Holywell Row and Scrutton Street	Residential - 93 units (24.5 %) Office - 24,895 sqm (65.8 %) Retail - 3,626 sqm (9.58 %) Total = 37,821 sqm	Residential - 167 units (34.35 %) Office - 29,204 sqm (60 %) Retail - 2,704sqm (5.56 %) Total = 48,608 sqm

Table 1. Site Allocation Capacities		
Site allocation	Capacity in 2019	Indicative Capacity (GEA) for 2024 consultation Change in capacity
FSOS 06 - London College of Fashion, 100-102 Curtain Road	Residential - 0 units Community/office/workshop - 1,800 sqm Retail - 350 sqm	Residential - 0 units Office - 1,848 sqm Retail - 337 sqm
FSOS 07 - Site Bounded by Tabernacle Street	Residential - 26 units Office - 8,500 sqm Retail - 0 sqm	Residential - 26 units Office - 9,884 sqm Retail - 0 sqm
FSOS 08 - Site at the Junction of Shoreditch High Street and Commercial Street	Residential - 0 units Office - 9,200 sqm Retail - 100 sqm	Residential - 0 units Employment - 9,175 sqm Retail - 97 sqm
FSOS 09 - Telephone Exchange, Shoreditch High Street	Residential - 21 units Office - 10,500 sqm Retail - 650 sqm	Residential - 21 units Office - 8,123 sqm Retail - 654 sqm
FSOS 10 - Bishopsgate Goods yard	Residential - 700 residential units (total provided within Tower Hamlets). Office - 103,000 sqm GEA of office floor space (total, of which 84,000 provided within Hackney). Retail - 39,000 sqm retail/community space (total, of which 10,000 sqm provided within Hackney).	No change
FSOS 11 - Mercury House, Chart Street	Residential - 40 units Office - 8,500 sqm Retail - 0 sqm	Residential - 23 units Office - 11,419 sqm Retail - 0 sqm

CALL FOR SITES

In 2019, we asked for you to submit details of development sites in Shoreditch which had potential to be developed within the plan period. As part of this consultation we are providing a further opportunity for landowners, developers, agents and site promoters to submit sites which are considered to have the potential for future development.

Sites should meet the following criteria to be included in the assessment:

- i) It is wholly or partially within the Hackney Local Planning Authority.
- ii) *Whilst there is no minimum size threshold, sites should contribute to meeting strategic goals and typically be of a scale exceeding 0.25ha of developable land (or can accommodate 500 sqm of floorspace).*

Please do not submit separate parcels of land which adjoin or overlap, we need to see the full extent of available land for the assessment.

We encourage those submitting large, strategic scale sites to work collaboratively with adjoining landowners, where appropriate, to ensure that a coordinated and comprehensive approach is taken in establishing the development potential.

Each site submission will require the completion of a separate Call for Sites form.

Sites received during this exercise are not automatically marked for development, nor do they gain any special status.

The information received will be compiled and assessed against a series of technical criteria to better understand which sites have the potential to be suitable for development within Hackney, and are deliverable within the timescale of the Future Shoreditch Area Action Plan.

WE WOULD LIKE TO UNDERSTAND IF ADDITIONAL SITE ALLOCATION OPPORTUNITIES NOW EXIST IN THE SHOREDITCH AREA.

If so, please give us details including; site address, site size, current/last use and suggested use.

If you have a site that you would like to put forward, please fill out the Call for Sites form in the consultation questionnaire. and submit it with your response.

QUESTION

14. Do you know of any sites or areas in Shoreditch suitable for development?

NOTES

Get in touch:



Visit our website at:
hackney.gov.uk/future-shoreditch

Write to us at:
London Borough of Hackney
Strategic Planning
Hackney Service Centre, 1st Floor
1 Hillman Street
London E8 1FB

Email your comments to:
futureshoredtich@hackney.gov.uk