



# **FUTURE** **SHOREDITCH** **AREA ACTION PLAN**

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Regulation 19 Consultation

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# PART A

## Introduction and context

### Shoreditch

Shoreditch has experienced phenomenal growth over recent years. Shoreditch is located on the edge of the globally recognised Central Activities Zone (CAZ) within London, one of the world's most competitive business locations, internationally recognised for its culture, night-time economy, tourism, shopping and heritage. Due to the geographical proximity to Central London and the once availability of affordable space, Shoreditch 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. Designations within the CAZ and City Fringe Opportunity Area Planning Framework means that Shoreditch is continuing to draw investment, larger businesses, new residents and more visitors. Development proposals are increasingly reflecting the commercial needs of the City.

Shoreditch is a unique and diverse area experiencing much of London's increasing needs, demands and tensions. The popularity of the area has seen continued competition between land uses that includes employment, retail, leisure, residential, and the evening and night-time economy. Whilst the area is predominantly an area of employment, residential communities are an integral part of Shoreditch and are essential for its continued success.

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.

### What is the Future Shoreditch Area Action Plan?

The Future Shoreditch Area Action Plan (Future Shoreditch AAP) sets out a vision and objectives for Shoreditch which will guide future investment and growth that delivers improvements for all whilst protecting the character of Shoreditch. This future vision for Shoreditch will be delivered through planning policies and site allocations 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.

The aim of preparing the Future Shoreditch AAP is to provide clarity as to how the different places and sites across Shoreditch will be developed over the next 15 years and beyond.

The Future Shoreditch AAP 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.

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.

Preparation of Future Shoreditch AAP has provided the opportunity to engage the community and local stakeholders in an inclusive way. Joint consideration of the issues facing Shoreditch has helped create a comprehensive vision and effective objectives for the area.

Once the AAP is adopted, Future Shoreditch AAP will be part of the development plan for the borough against which development proposals will be assessed.



Figure 1. Hoxton Square, looking north east



## The AAP boundary

The boundary of the AAP area 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 London Borough of Hackney and its precise alignment was the subject of considerable discussion during earlier stages of the AAP 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. The growth that will be delivered within the AAP area will not only benefit the AAP area but also the communities within neighbouring areas. The AAP'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.

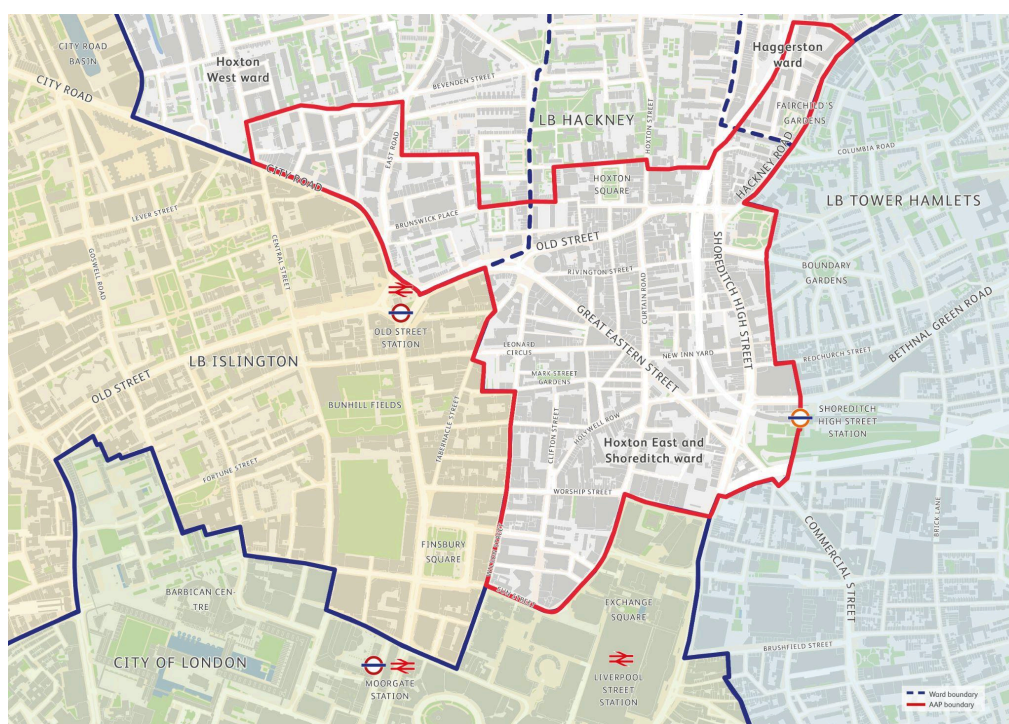


Figure 2. Future Shoreditch AAP boundary

# Planning policy context

## National policy

### National Planning Policy Framework

The AAP must comply with national policy guidance as set out in the National Planning Policy Framework (NPPF) and the guidance of the National Planning Practice Guidance (NPPG).

The Future Shoreditch AAP is consistent in keeping with national policy and proactively plans for positive, sustainable growth.

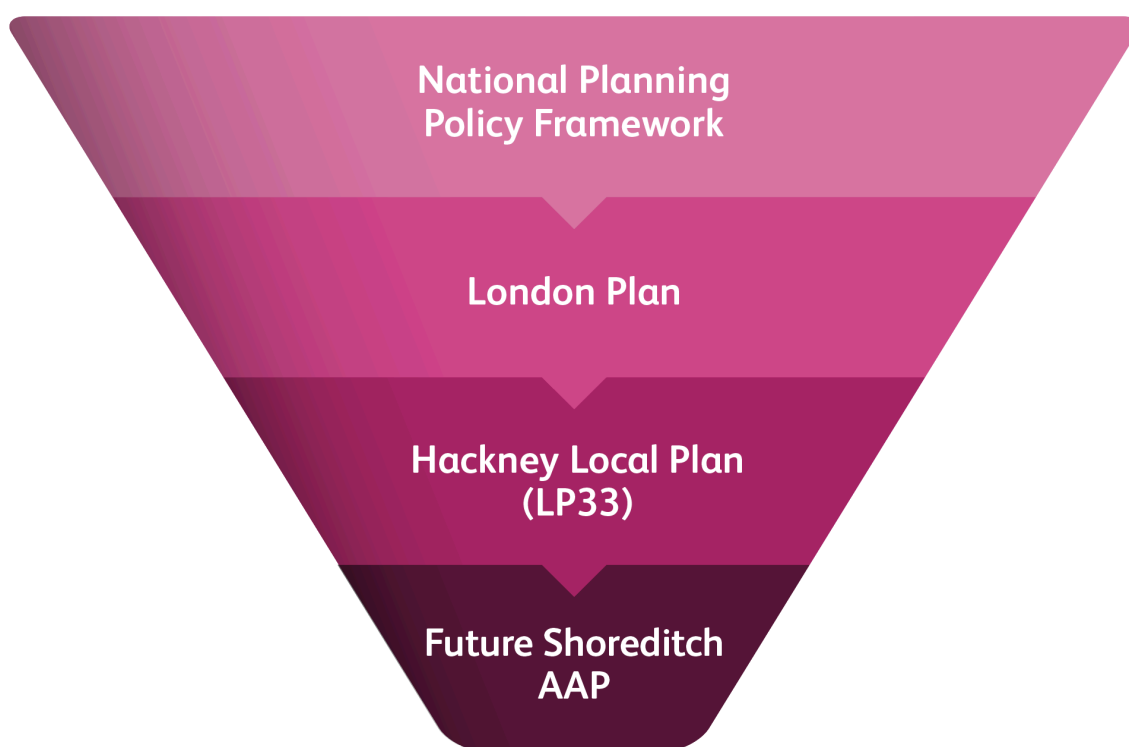


Figure 3. Planning policy hierarchy

## London policy

### London Plan (2021)

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 coordinated to complement one another for the benefit of the whole city.

The current London Plan (2021) 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. There are also London Plan Guidance documents of relevance to Shoreditch including on optimising site capacity, sustainable transport, walking and cycling and air quality.

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

### **Central Activities Zone (CAZ) – Supplementary Planning Guidance (2016)**

The majority of the Future Shoreditch AAP area falls within the 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 within the SPG includes the following:

- The importance in the City Fringe and Tech City areas in providing affordable workspace and small offices.
- The need for a co-ordinated approach to the introduction of Article 4 Directions 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.

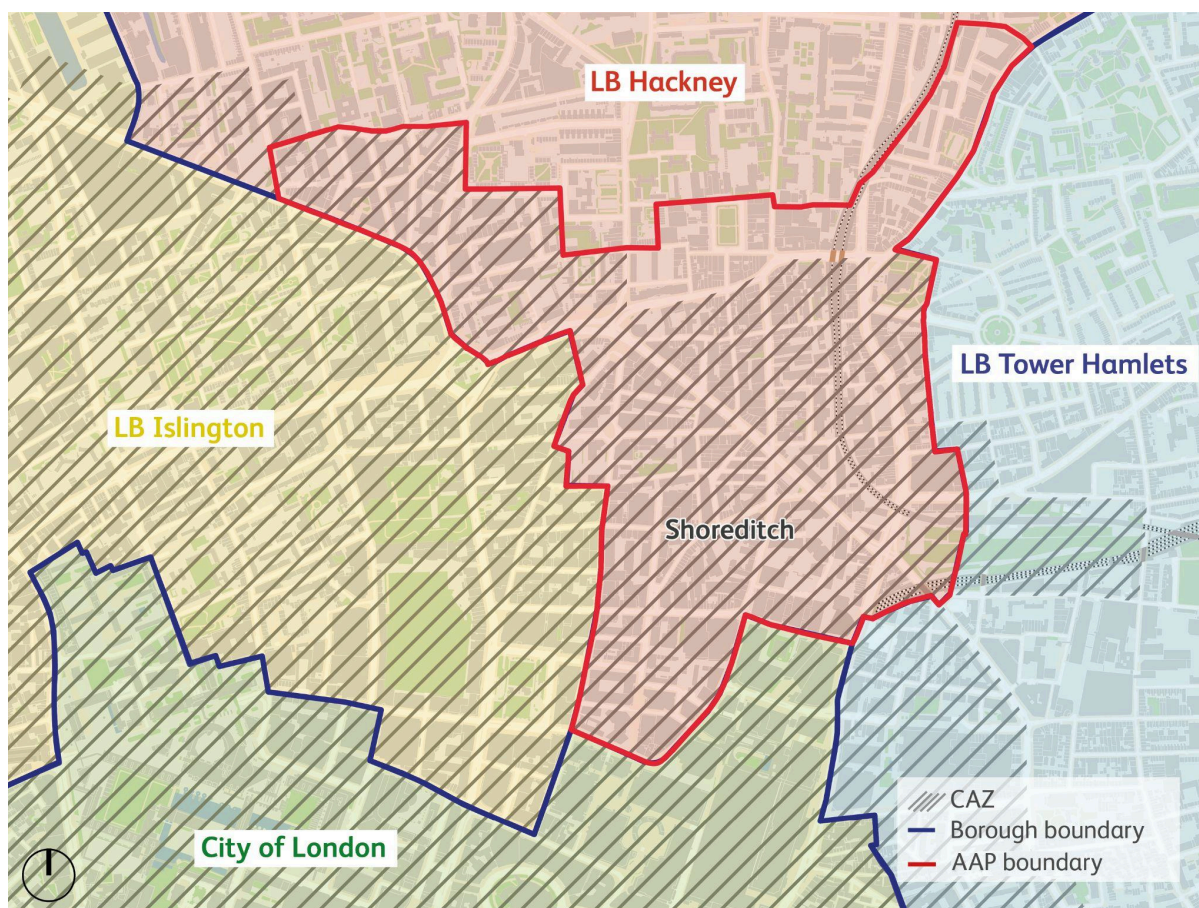




Figure 4. AAP boundary, Central Activities Zone (CAZ) and borough boundaries

## **CITY FRINGE/TECH CITY OPPORTUNITY AREA PLANNING FRAMEWORK (OAPF)**

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 AAP 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 has already and is expected to continue 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 AAP 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 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.

As part of the 2025 new London Plan evidence base, a Pen Portrait of the City Fringe/Tech City OAPF has indicated that the area is now 'maturing', instead of 'underway'. This reflects the success of the OAPF area in delivering housing, jobs and development opportunities. Future Shoreditch AAP builds on its strengths as a world-renowned destination for culture, creativity, leisure and innovation. The AAP supports 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.

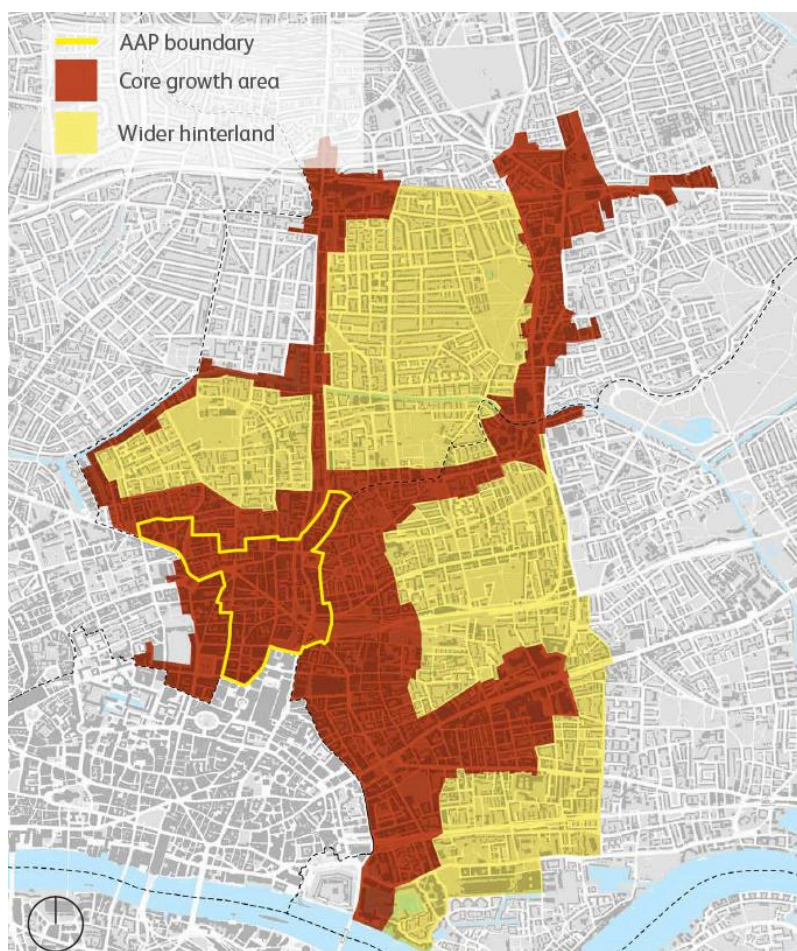


Figure 5. The City Fringe Opportunity Area (with AAP boundary added)

## Local policy

### Local Plan 2033 (LP33)

The borough-wide Local Plan 2033 (LP33) was adopted in July 2020. It sets out a vision, growth strategy and the policies to guide development in Hackney through to 2033. Visit: [hackney.gov.uk/lp33](https://hackney.gov.uk/lp33) to read the Local Plan.

The Future Shoreditch AAP has been developed to be consistent with LP33. Policies within LP33 also apply to the Future Shoreditch Area. Once examined and adopted, Future Shoreditch AAP 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 Future Shoreditch AAP provides a local spatial planning framework for the area, giving detailed expression for the overall vision and strategic policies for Shoreditch that are set out in the Policy PP8, Shoreditch and Hoxton of LP33.

The Future Shoreditch AAP builds upon the LP33 evidence base, and policies have informed the development of the draft policies outlined in this AAP which includes non-strategic and locally specific policies and site allocations.

LP33 contains 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



Figure 6. Local Plan 2033 (LP33) adopted July 2020

## Article 4 Direction

An Article 4 Direction (A4D) is part of planning legislation that allows the Council to remove permitted development rights from an area or a particular property in certain limited situations where it is necessary to protect local amenity or the well being of an area.

To protect the commercial and business uses in Shoreditch and the functioning of the CAZ, an Article 4 Direction was confirmed in April 2023 to remove permitted development rights regarding the change of use from class E use, which includes commercial, business and service uses, to residential.

In addition, an Article 4 Direction from May 2018 removed permitted development rights across the borough to change storage and distribution centres to residential.



The effect of the Directions mean that a change of use in the Future Shoreditch AAP area from an office use to residential, and storage and distribution use to residential, will require planning permission and will be assessed against Local Plan planning policies.

### **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. The Future Shoreditch AAP has been prepared in coordination with these neighbouring authorities and having regard to their existing and emerging policies.

### **Evidence base**

A broad range of studies have been undertaken during the preparation of the Future Shoreditch AAP. For more information on the studies undertaken to support the AAP, please visit the website at: <https://hackney.gov.uk/future-shoreditch>

## **Consultation and community engagement**

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

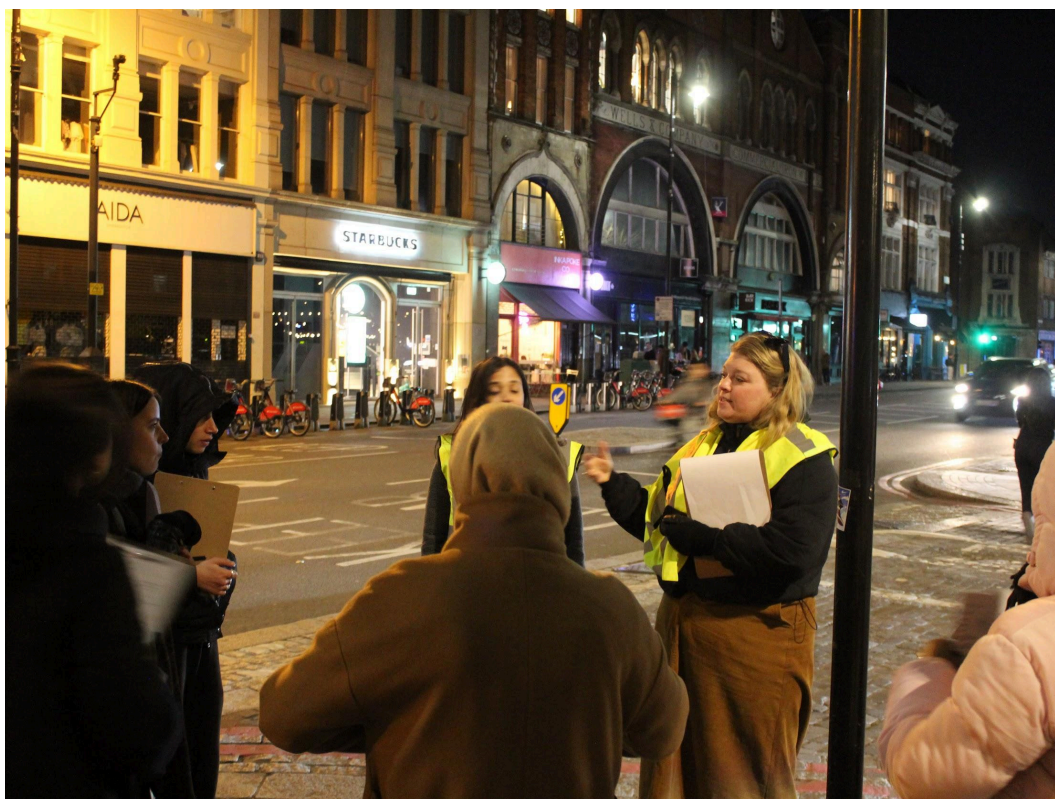


Figure 7. Women's Body Mapping engagement session to develop the Shoreditch Public Realm and Urban Greening Framework



Figure 8. Community Workshop engagement session undertaken to develop the Shoreditch Public Realm and Urban Greening Framework

### **Early engagement (March–July 2017)**

Recognising the complexity of Shoreditch, the Future Shoreditch AAP went through two rounds of early engagement in 2017 to help us understand the key issues, challenges and opportunities facing Shoreditch. Consultation was open for eight weeks March–May 2017, and three community workshops were held in July 2017, 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 consisted of;

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

Panel members played a fundamental role in shaping the approach to community engagement that runs alongside the AAP's production. Chaired by an independent facilitator, the main purpose of the Panel was to ensure that the diversity of local concerns, aspirations, challenges and ideas are constructively used to help develop policies contained within Future Shoreditch AAP, and that engagement with the Shoreditch community is wide reaching.



## Issues and options consultation (January–February 2018)

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 eight 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;
- heritage and design; and
- transport and public spaces

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](http://www.hackney.gov.uk/future-shoreditch)

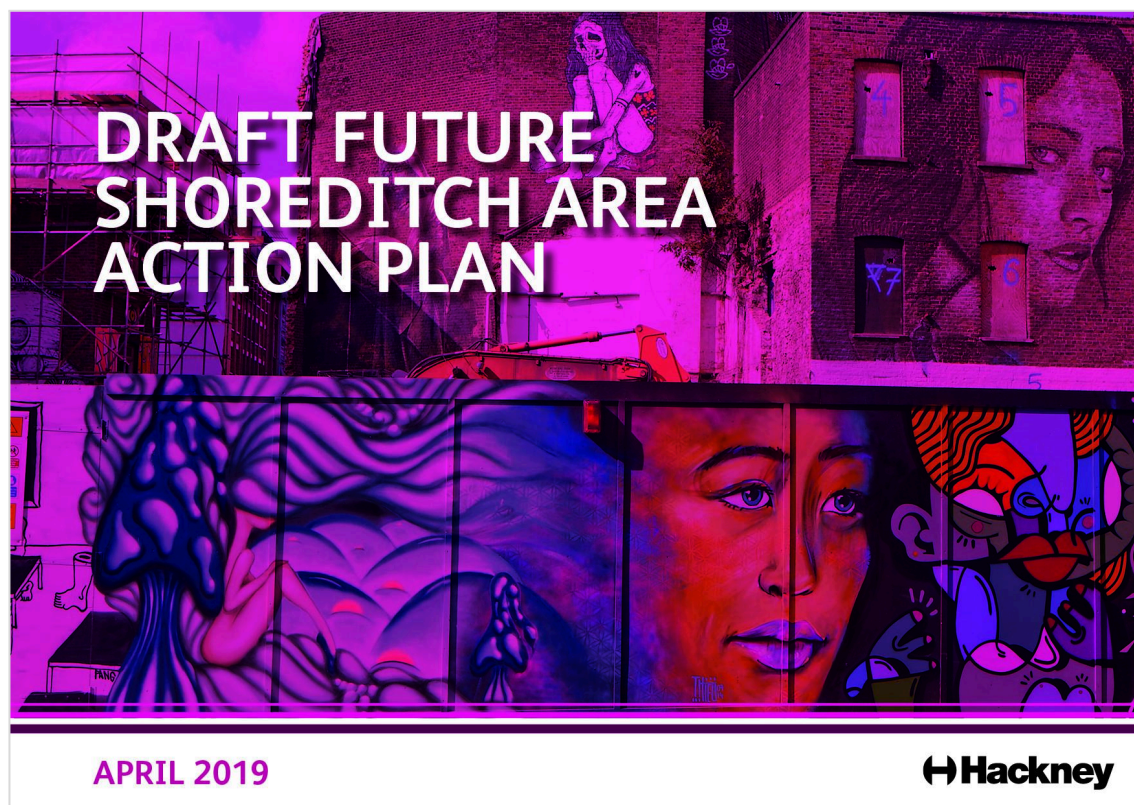


Figure 9. Draft Future Shoreditch Area Action Plan 2019



### **Draft Future Shoreditch AAP Regulation 18 consultation (April–June 2019)**

The first formal stage of consultation on the draft AAP ran for eight weeks from 29 April–21 June 2019. Feedback from the public and stakeholders at the earlier stages had informed the development of draft proposals for consultation. Feedback was sought from the public and stakeholders on a draft 15 year vision for Shoreditch, 14 objectives, nine policies and 11 site allocations.

Feedback was received from statutory consultees, landowners, businesses and local residents. Key themes that emerged from the consultation included managing building heights and setting locations for tall buildings, affordable workspace and potential flexibility around typologies, delivering affordable homes in Shoreditch and the balance of uses.

### **Future Shoreditch AAP Direction of Travel extended Regulation 18 consultation (July–September 2024)**

In January 2020, Britain left the European Union, bringing with it a period of business and trade change and adaptation. In March 2020, the COVID-19 Epidemic led to the immediate shut down of most businesses, office and retail, in Britain. This was experienced very keenly in Shoreditch, Hackney's primary business area. The impact of Covid had the potential to impact on Shoreditch in the medium to long term.

Further evidence was commissioned to give a detailed up-to-date understanding of the Shoreditch area, and particularly any lasting impact on office space, a key driver of employment space, in the area. Additional evidence was also gathered on global impacts including climate change, the acute national crisis in housing and increasing inequality.

A second Regulation 18 consultation took place for 11 weeks in 2024. This provided an opportunity to reflect on the changes experienced in Shoreditch over the intervening period, and feed back on the Direction of Travel proposed by the Council in response to the changes. The consultation ran from 8 July–23 September. Feedback was provided by statutory consultees, landowners, businesses and local residents.



Figure 10. Future Shoreditch Area Action Plan Direction of Travel (2024)

We are now consulting on the Future Shoreditch AAP (Regulation 19 Publication Version) which has been informed by supporting evidence and previous consultations.

### Next steps

This Future Shoreditch AAP (Regulation 19 Publication Version), comments received on it, and all related evidence documents will then be submitted to the Government for an independent examination.

A Planning Inspector will be appointed to test the AAP to establish whether it is 'sound'. To be sound, a Plan needs to:

- meet the objectively assessed needs of an area;
- be justified by evidence;
- be able to be effectively implemented; and
- should be consistent with national planning policies.

Figure 11. Future Shoreditch Area Action Plan timeline

Further information about this process is available on the Council's website.

FUTURE SHOREDITCH AAP TIMELINE



▲  
WE ARE HERE



# Structure of the AAP And how to use the document

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

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

POLICY FO1

## **Part A: Introduction and context**

Describes the AAP area and 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 overarching 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, leisure and retail uses, delivering high quality design and managing building heights, and a public space improvement 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 15 identified opportunity sites.

This section also outlines the key public space 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 AAP policies and urban design principles.

## **Part D: Delivery and implementation**

This section sets out details on the implementation and delivery of the Future Shoreditch AAP.

## Shoreditch today

### Shoreditch in context

#### Location and role

Shoreditch is located in the south of the Borough of Hackney, bordered by Tower Hamlets to the east, the City of London to the south and Islington to the west. According to the ONS mid-year estimate for 2024, 6,700 people were living within the Future Shoreditch AAP area.

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 neighbourhoods, throughout and to the north of the Future Shoreditch AAP area. 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 area is home to larger, long established residential neighbourhoods. 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.

The Covid pandemic (2020–2022) impacted strongly on Shoreditch, in terms of a marked reduction in people working in the area, people visiting the area and people spending money in the area. Tourist numbers across London are now recovering. There is still a strong demand for office floorspace, particularly for higher quality premises which have higher sustainability credentials. Post Brexit economic changes have seen rising costs continuing to affect retail, businesses and residents in Shoreditch.



Figure 12. 'Adore and Endure', Great Eastern Street



Figure 13. Clifton Street Market



## 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.

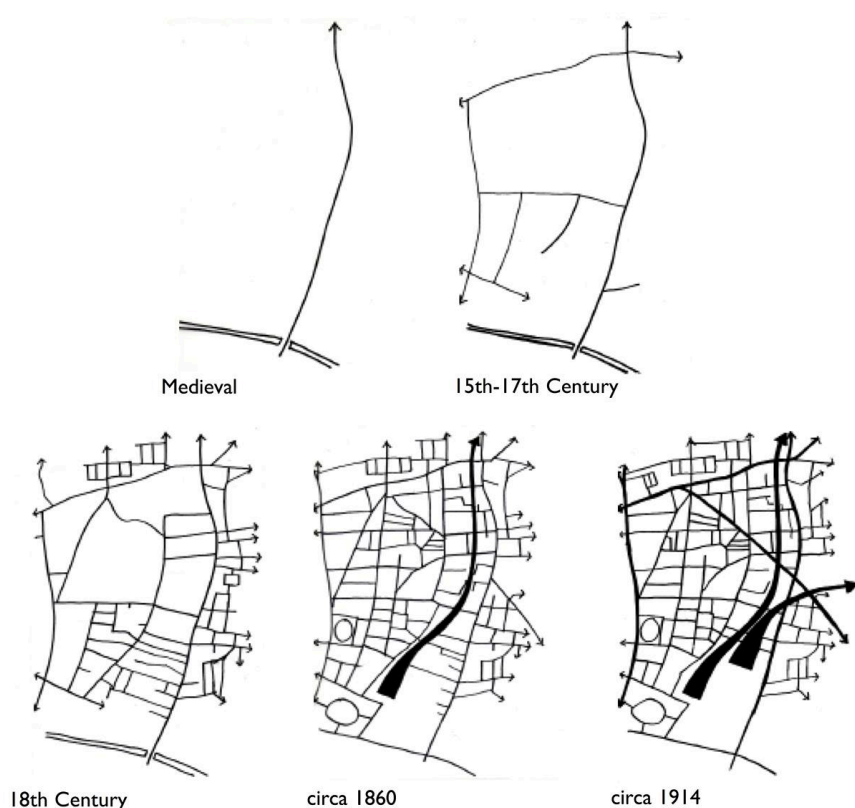


Figure 14. Historic street pattern (key routes)

# Key issues, opportunities and challenges

The following section contains a summary of key issues, opportunities and challenges that have been identified through consultation and engagement and evidence studies.



Figure 15. Rivington Street





Figure 16. Curtain Road, looking south

## Growth that benefits all

The area has seen significant growth and change over the last three 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 a perception that a gap is growing between those who feel the benefits of a growing economy and those that don't. The Future Shoreditch AAP has a key role in supporting a sustainable and cohesive community in Shoreditch.





Figure 17. Affordable workspace in CitizenM Hotel on Hollywell Lane

### **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.





Figure 18. Cranwood Street, looking east

### **Delivering new homes**

Shoreditch is a highly desirable place to live and, as such, sale and rental prices are continuing to increase. This is a London-wide problem though certain aspects may be more pronounced in Shoreditch including affordability of housing, particularly larger dwellings.



Figure 19. Corner of Great Eastern Street and Old 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 20. Shoreditch High Street, looking south

### Shopping in Shoreditch

Shoreditch falls within London's 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 21. Leonard Street

### **The day time, evening and night time economy**

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 leisure uses.





Figure 22. Rivington 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 and provide sustainable, resilient buildings.





Figure 23. Hoxton Square

### **Climate adaptation**

The urban built nature of Shoreditch is vulnerable to certain climate effects that are happening more often – urban heat island effect and surface water flooding. Finding ways to decrease these effects including through adding street shading and increased greenery in public spaces will enhance the streets and buildings of Shoreditch.





Figure 24. Curtain Road, looking south

### **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 25. Old Street crossing

## Sustainable travel and public spaces

Parts of Shoreditch are home to poor quality streets and public spaces that overall lack 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 spaces.

## Neighbourhoods

One of the chief characteristics which makes the Future Shoreditch AAP 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 characteristics. 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 and shown on Figure 31 below:

- 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 space priorities and form and scale of development considered appropriate in any given area.



Figure 26. New Inn Yard

## 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 quintessentially 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 leisure 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.



## Coarse urban grain

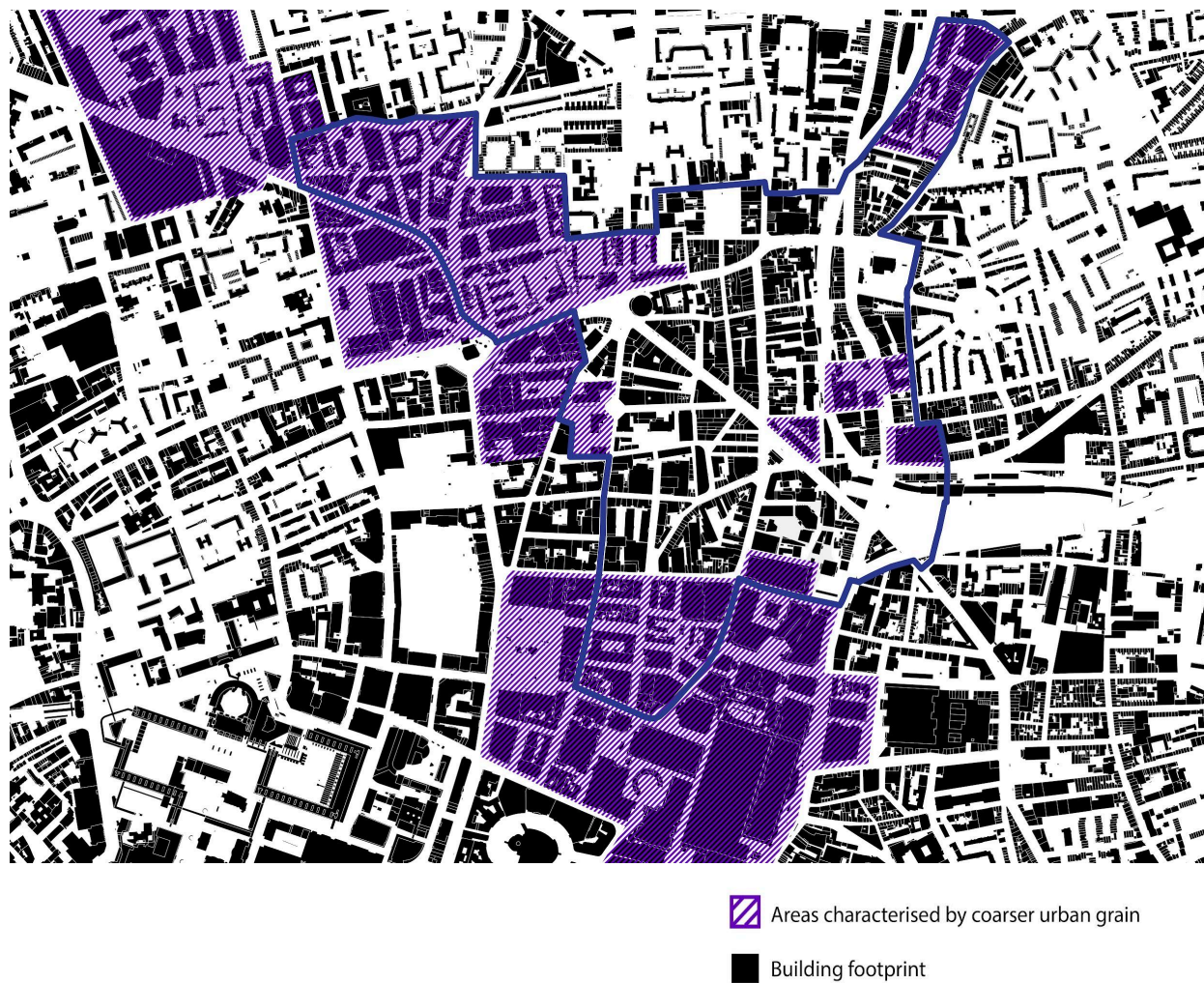
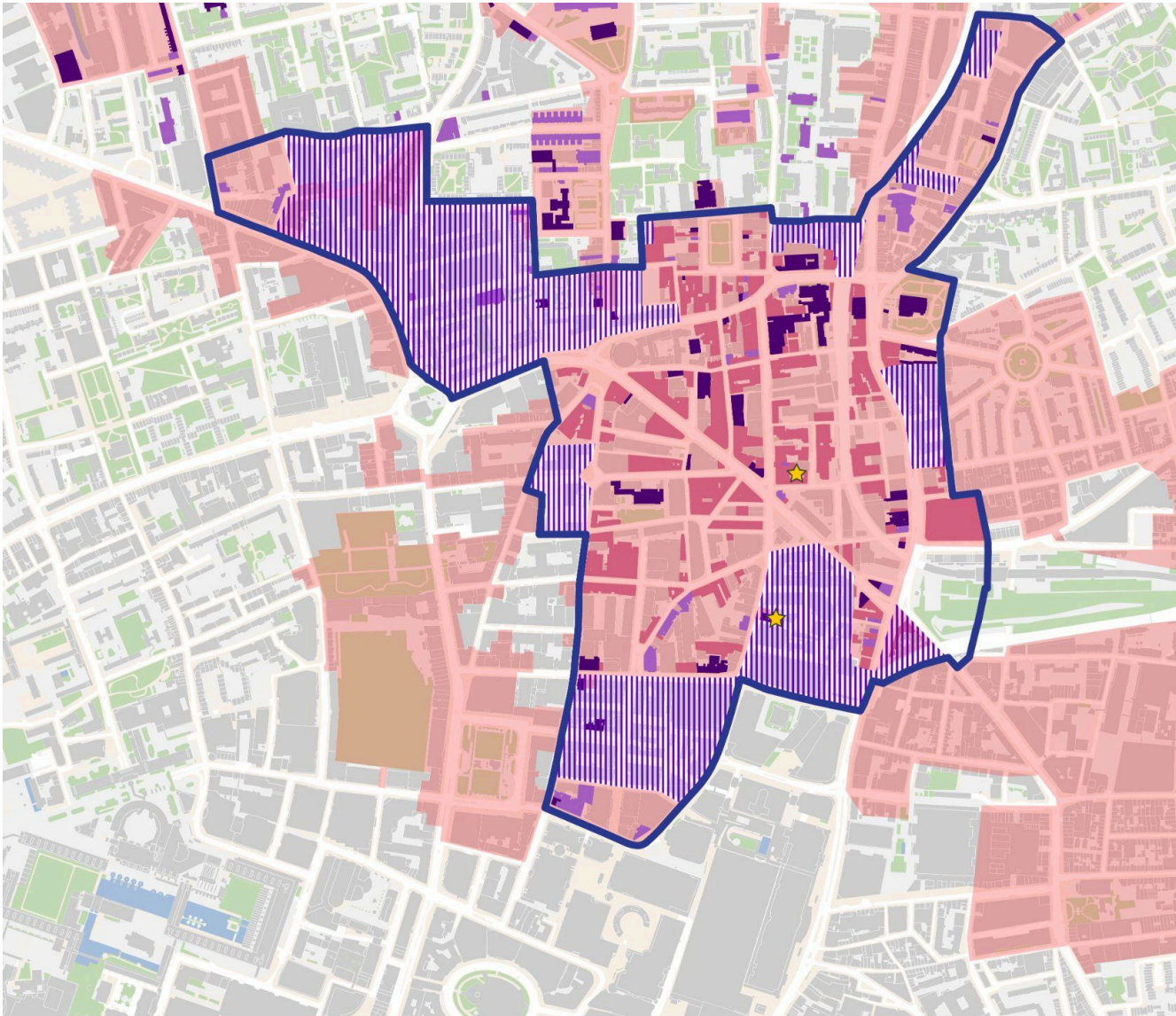


Figure 27. Coarse urban grain areas



Heritage assets

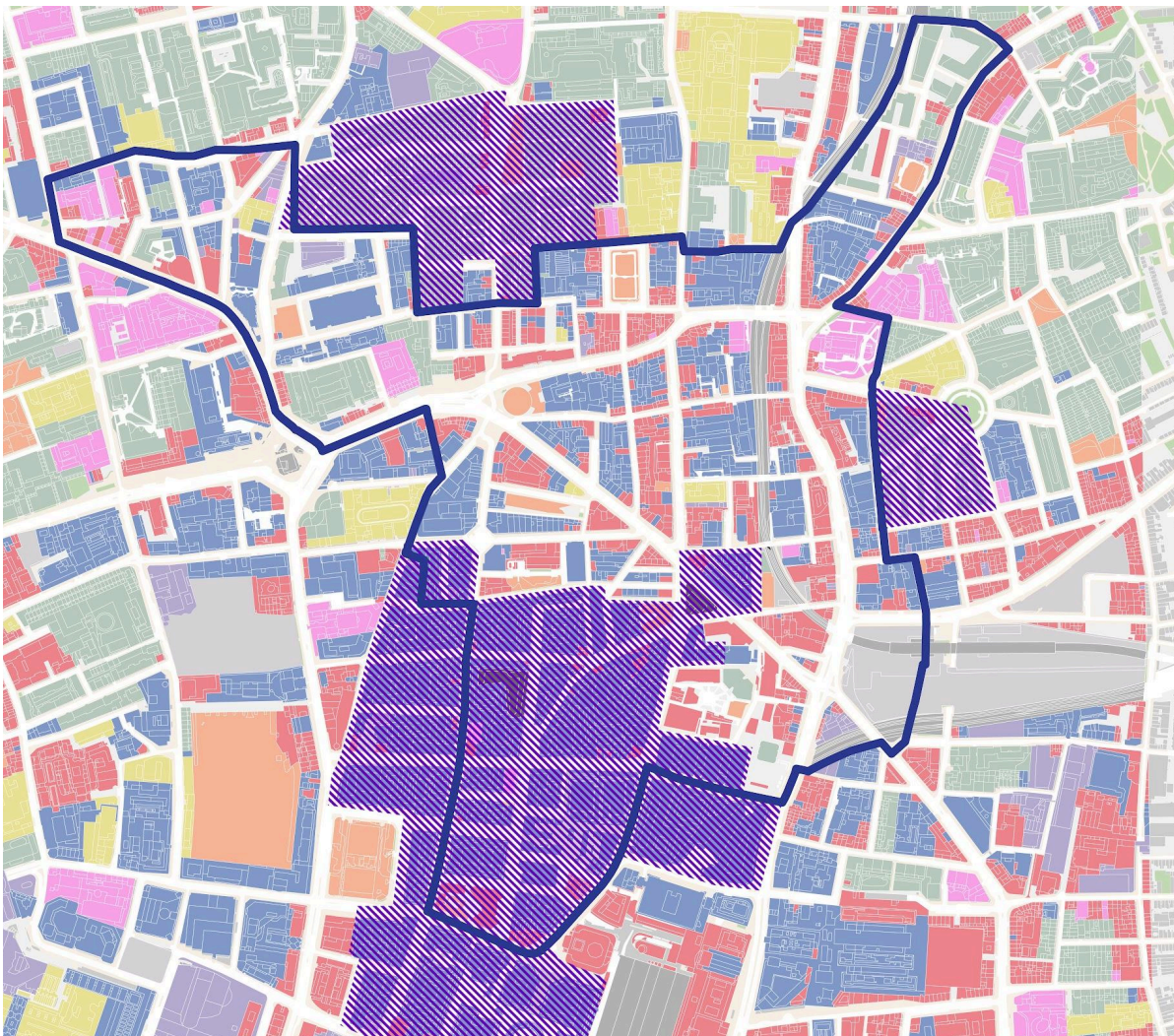


- ||| Areas characterised by fewer heritage assets
- Statutory listed buildings LBH only
- Locally listed buildings LBH only
- Building of positive contribution to the local townscape LBH only
- ★ Scheduled monument LBH only
- Conservation Area LBH and neighbouring Boroughs

Figure 28. Heritage assets



MONOFUNCTIONAL AREAS




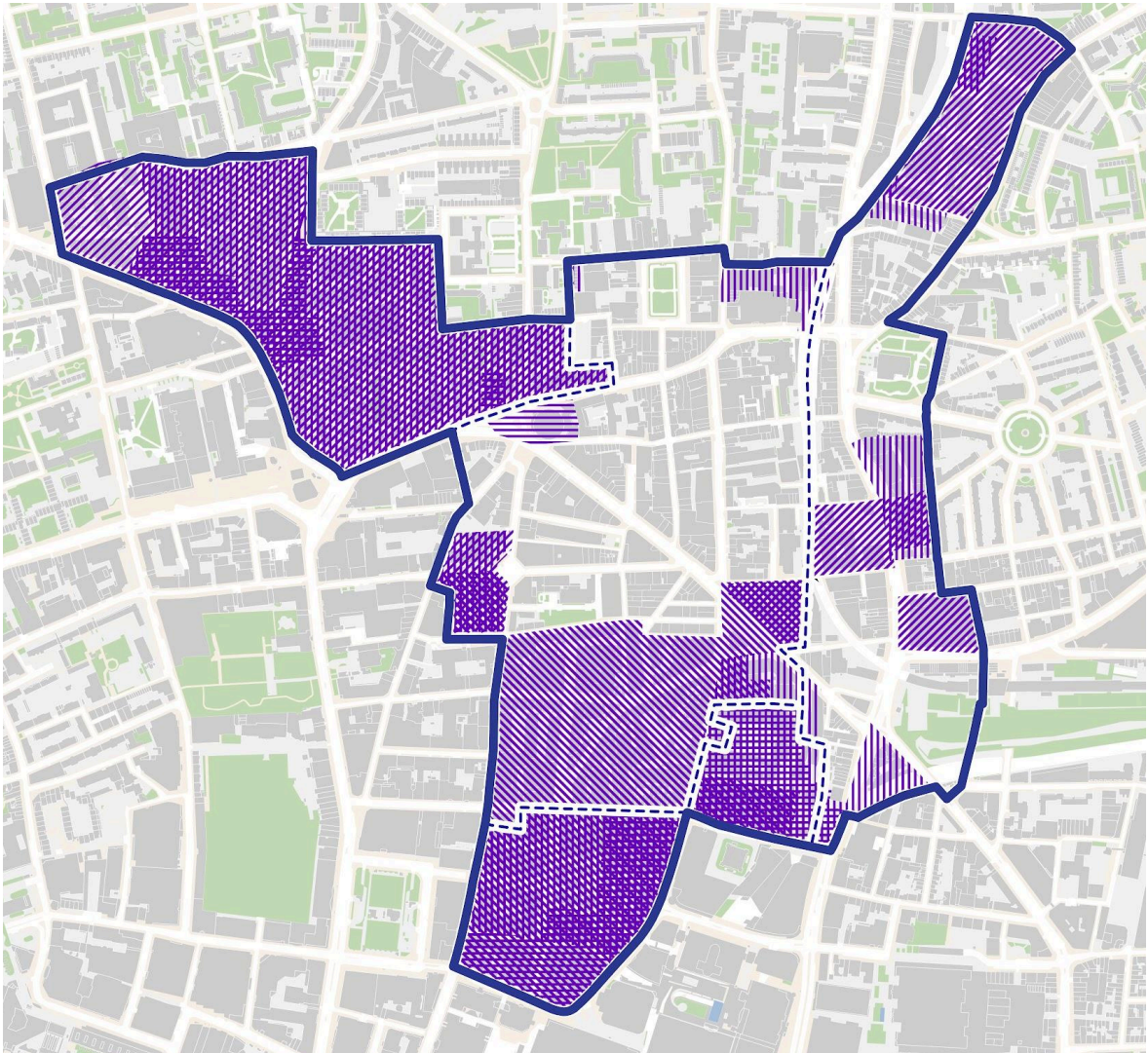
-  Areas not characterised by a mixture of uses
-  Retail
-  Leisure
-  Education
-  Residential
-  Manufacturing
-  Offices
-  Community

Figure 29. Areas not characterised by a mixture of uses



Neighbourhood composition

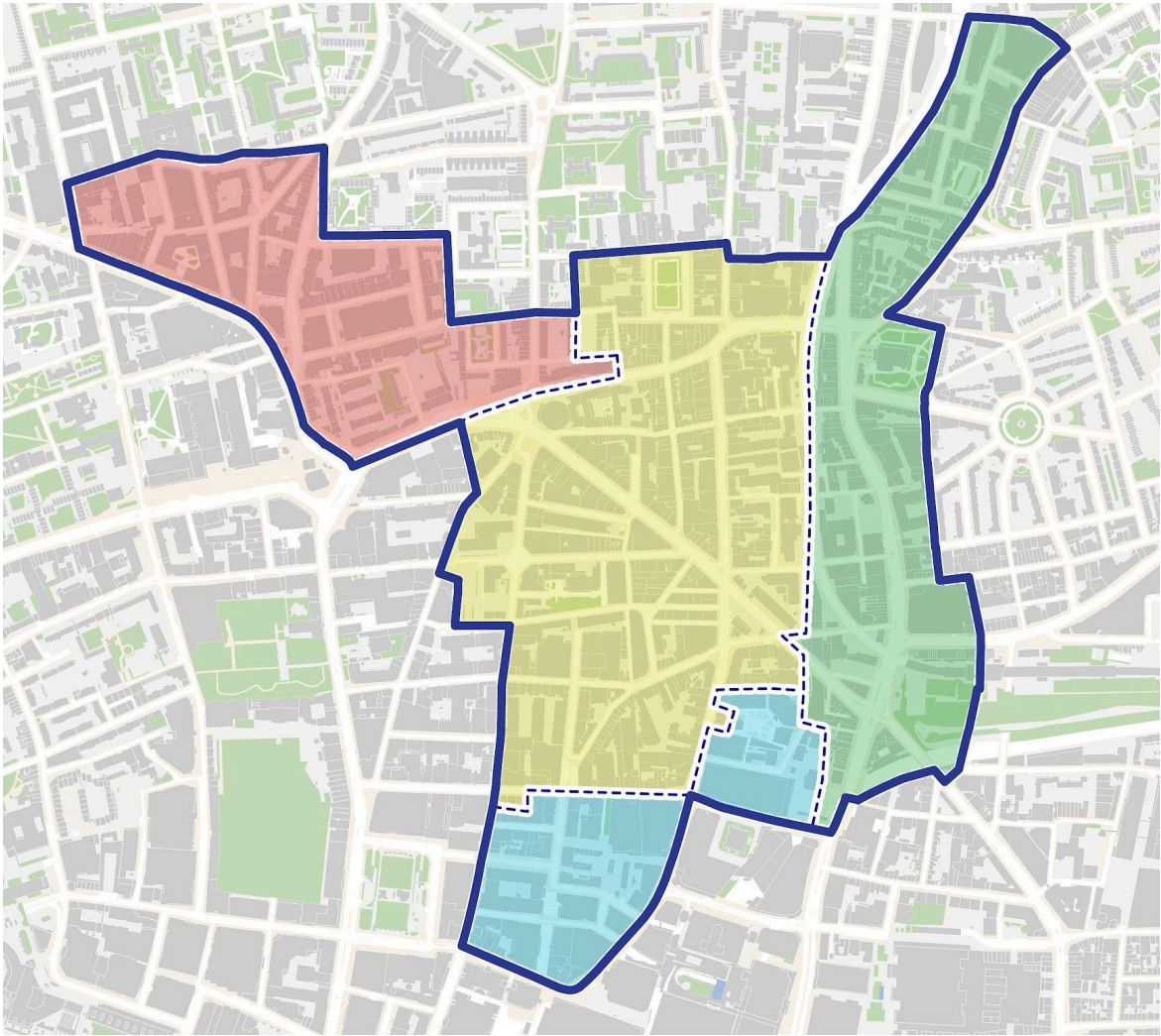


- Areas characterised by coarser urban grain
- Areas characterised by taller existing buildings
- Areas characterised by fewer heritage assets
- Areas not characterised by a mixture of uses

Figure 30. Neighbourhood composition



Neighbourhood boundaries



- Edge of City
- Central Shoreditch
- Shoreditch High Street and Hackney Road
- City Road

Figure 31. Neighbourhood area boundaries

## Part B – the AAP framework

The Future Shoreditch AAP vision statement builds on the vision and principles for Shoreditch and Hoxton set out in place policy PP 8 of the Hackney Local Plan 2033.

### Vision statement

#### Shoreditch in 2040

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 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, crafts, people and cultural producers.

Building on the area's world renowned heritage for culture, theatrics 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 2040, the area will be a greener place with much improved public spaces 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. Buildings and public spaces will be more climate resilient and designed for the future.

Shoreditch will be a safer place with more affordable places to live and work, seen as a pioneer for social cohesion between residential and business communities calling the area home. All residents, including those to the north of the AAP area 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. Future generations will enjoy the benefits of sustainable development that addresses present and future climate risks.





Figure 32. Mark Street Gardens



## Objectives

The Future Shoreditch AAP 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.

The Future Shoreditch AAP 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 AAP 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 the area to ensure a sustainable community within Shoreditch.
- 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 living rent 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 preserves or 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/space strategy.

## Built to last

- L. To ensure that all new development in Shoreditch responds to the impacts of climate change.

## Streets, spaces and movement

- M. To improve the choice of sustainable travel options in Shoreditch, and encourage walking and cycling as safe and healthy choices of movement.
- N. 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.
- O. To take advantage of infrastructure improvements including Old Street roundabout and the introduction of the Elizabeth Line, and planned infrastructure including Crossrail 2; taking strategic moves to improve the public space within, and relationship between, these nodes.



## Area wide policies

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

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 AAP (Part C)

Other Plans:

- National Planning Policy Framework (NPPF)
- London Plan
- Hackney Local Plan



Figure 33. Old Street, looking west

The area-wide policies within the AAP 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 and Genuinely Affordable Homes

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

- Policy FS05 – Supporting Arts Culture, Leisure and Retail
- Policy FS06 – Local Shopping Frontages

**Protecting Shoreditch's special character**

- Policy FS07 – Delivering High Quality Design
- Policy FS08 – Climate Adaptation
- Policy FS09 – Managing Building Heights

**Promoting more sustainable transport and improved public spaces**

- Policy FS10 – Delivering High Quality Public Spaces





Figure 34. Shoreditch High Street, looking south

## 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 AAP 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 the area to ensure a sustainable community

within Shoreditch.

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.

A major objective of the plan is to manage and harness economic growth so that it benefits residents in and around the Future Shoreditch AAP area. The delivery of employment floorspace can create job opportunities, training and skills for people, and balancing the economic growth with other uses ensures that Shoreditch remains a place for all to work and live in.

## Supporting new jobs in Shoreditch

### Key facts

- The wards of Hoxton East & Shoreditch, and Hoxton West are the biggest sub-economy in Hackney and home to over 40% of employment in the borough and 47.02% of total Hackney business units.
- The latest GLA employment forecasts (2022) suggest that Hackney will see continuing, and substantial jobs growth through to 2041. Hackney jobs will grow from 150,000 in 2021 to 194,000 in 2041, a 29% increase.
- Over half of the job growth in the two wards from 2015-2023 was in Information & Communications, Financial & Insurance, Property, and Professional and Business Administration.
- The sectors driving demand in Shoreditch recently are technology, financial, and professional services, with creative industries also contributing through event and studio uses.
- The range of office floorspace available contributes to the success of Shoreditch.



## **Policy FS01 – Supporting new jobs in Shoreditch**

**A. New development within the Shoreditch AAP will support the creation of the following:**

- i. Delivery of around 200,000m<sup>2</sup> of office floorspace creating over 10,500 new jobs**
- ii. Delivery of around 15,600m<sup>2</sup> of retail, community or active uses floorspace creating over 550 new jobs**

**B. Within designated Priority Office Areas, there should be no loss of employment floorspace and the proportion of office floorspace in each employment-led development proposal within the defined Neighbourhoods should be as follows:**

- i. Edge of The City – at least 75% of floorspace in office use**
- ii. Central Shoreditch – at least 60% of floorspace is office use**
- iii. Shoreditch High Street and Hackney Road – at least 50% of floorspace proposed is office use**
- iv. The City Road Neighbourhood – at least 50% of floorspace is office use**

**C. Development will be permitted where it:**

- i. Includes a mix of uses whilst still being employment led including prioritising C3 residential where the site can accommodate a mix of uses.**
- ii. Is designed flexibly to accommodate a range of unit sizes including, where appropriate, units suitable for occupation by creative enterprises and start-ups.**
- iii. Incorporates active frontages at ground floor level.**

**D. New development should seek to maximise employment, skills and training opportunities for local residents across growth sectors including financial services, technology and professional services, and during the construction process.**

### Hackney Local Plan (2033) policy cross reference:

PP8 Shoreditch and Hoxton  
LP12 Meeting Housing Needs and Locations for New Homes  
LP26 New Employment Floorspace  
LP27 Protecting and Promoting Office Floorspace in the Borough  
LP28 Protecting and Promoting Industrial Land and Floorspace in the Borough  
LP29 Affordable Workspace and Low Cost Employment Floorspace  
LP30 Railway Arches  
LP31 Local Jobs, Skills and Training

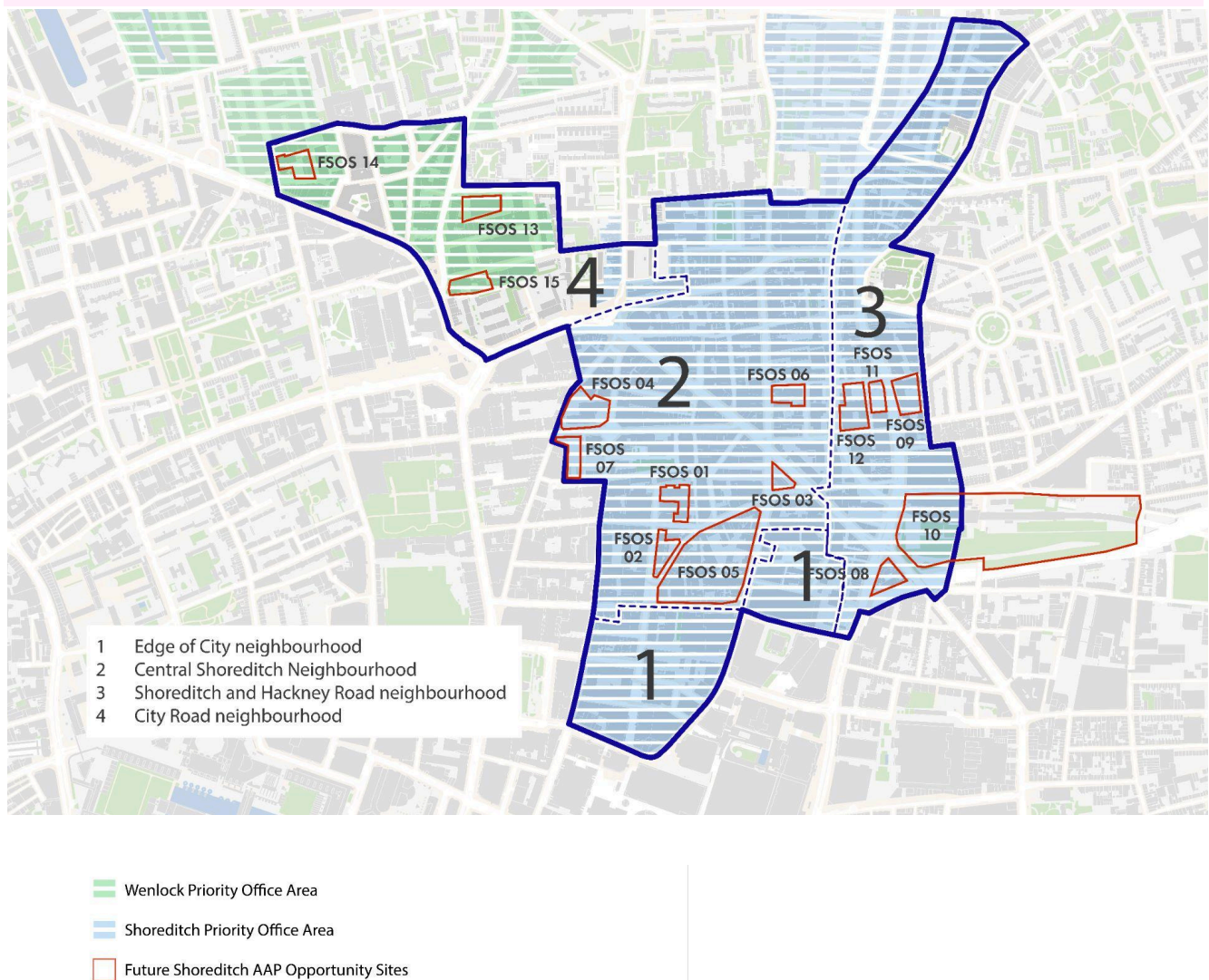


Figure 35. Priority Office Areas

The Future Shoreditch AAP area is a major focus for growth and investment. Forming part of the City Fringe Opportunity Area and part of the CAZ, 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 AAP area also falls within Hackney's Priority Office Area (POA) designation. The Hackney Local Plan designated these are the most viable and sustainable locations for employment development.



Hackney's Local Plan policy LP27 establishes that at least 60% of the overall new floorspace within the Shoreditch and Wenlock POAs is employment floorspace – office/ light industrial/ research and development. 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 35 above. In order to meet the overall LP33 target of at least 60% of new floorspace being in office/ light industrial/ research and development whilst reflecting the variety of land use characters across the Future Shoreditch AAP area, the AAP puts in place a more nuanced policy approach to help more effectively meet the objectives of the Plan.

The thresholds outlined for the different neighbourhoods provide a framework which support and promote the delivery of mixed use developments in each neighbourhood and on identified opportunity sites. The thresholds reflect the existing character of the neighbourhoods – the Edge of City is increasingly a business area containing a number of larger scale, modern office buildings; Central Shoreditch is a vibrant mixed employment, leisure, arts, culture and residential area; City Road has a more balanced mix of employment and residential uses, and Shoreditch High Street and Hackney Road is a bustling area, supporting people living and working in the area.

Other uses are needed to support Shoreditch as a vibrant, healthy place to live, work and spend time. A mix of uses on site is encouraged and supported. Employment led development should seek the provision of C3 residential accommodation. Proposals will need to robustly demonstrate why residential cannot be provided alongside an employment led development.

The success of Shoreditch is driven by the type of office floorspace within Shoreditch which ranges from small business workspaces, in the form of studio units and co-working spaces to large corporate office floorplates for professional service companies. Employment floorspace should be flexible in design so that over the lifetime of a building different businesses and users can utilise the space effectively. The policy seeks to ensure that active frontages are added through new employment led development. On the ground floor, this means that blank walls and window film are not presented to the street. There must be consideration of where points of entry and exit are located to encourage movement along the street and improve safety through passive surveillance. It is important that visual interest is provided to create a sense of place.

New major development will be required to provide an Employment and Skills Plan to demonstrate how employment opportunities both in the end development and the construction phase, are provided for residents, particularly to those living in the AAP area of Shoreditch and Hoxton East and neighbouring wards of Hoxton West and Haggerston and supports residents facing the greatest barriers to accessing jobs. Employment and Skills Plans should maximise opportunities for job creation that meets and exceeds London Living Wage and provides future career development opportunities.

Opportunities for skills and employment in the construction phase should include business administration, information technology, accounting, project management and Science Technology, Economy and Maths (STEM) related opportunities as well as trades such as brick laying, carpentry, electrical, plumbing and plastering and the new methods of construction.

Developers will be encouraged to utilise existing successful skills programmes such as Leading Inclusive Futures through Technology (LIFT) and Hackney 100+ which work to create opportunities for local people and support businesses including those in the tech, creative and science sectors.

## A balanced mix of uses

### Key Facts

- There is a complex and diverse mix of uses in Shoreditch.
- Shoreditch contains a large amount of office floorspace.
- The wards of Hoxton East & Shoreditch, and Hoxton West are home to over 40% of employment in the borough.
- There is a high concentration of businesses in Shoreditch and Hoxton – 12,060 business units.

### Retail and Leisure

- Shoreditch has a total of 180 retail and retail services units and 34 units of Financial & Business Services
- Shoreditch has a large and popular leisure offer based predominantly around its evening economy – including a high number of cafes, bars, pubs, wine bars and restaurants

### Population

- The ONS Mid-year estimate for 2024 counted approximately 6,700 people living in the Future Shoreditch AAP area.

### Hotels

- There is a high concentration of the Borough's hotels in the Shoreditch area.
- A large amount of the GLA identified need in Shoreditch has already been met.
- A significant number of student bed spaces have been delivered in designated employment areas.





Figure 36. Calvert Avenue

## Policy FS02 – Achieving a balanced mix of uses

- A. New development within the Future Shoreditch AAP area should provide a mix of uses to protect and enhance the unique character and future success of the area.
- B. Mixed-use employment-led development proposals within the Future Shoreditch AAP area will be supported where:
  - i. Ground floor active uses are provided in accordance with Policies FS05 and FS06; and
  - ii. Opportunities are optimised for the provision of residential development as the preferred secondary land use where this is technically practicable and viable. Other uses will only be permitted where it can be demonstrated that residential development is not achievable.
- C. Proposals with 100% office floorspace will be permitted where:

- i. the site is allocated as such
- ii. it can be demonstrated that the introduction of other land uses, including housing, is not practicable or appropriate.

**Hackney Local Plan (2033) policy cross reference:**

PP8 Shoreditch and Hoxton  
LP2 Development and Amenity  
LP8 Social and Community Infrastructure  
LP9 Health and Wellbeing  
LP10 Arts, Culture and Entertainment Facilities  
LP12 Meeting Housing Needs and Locations for New Homes  
LP38 Evening and Night Time Economy





Figure 37. Worship Square, Clifton Street

Delivering a range of mixed-use employment led spaces is the priority land use for new development within the Future Shoreditch AAP area. However, this should not be done at the expense of the mixed and varied character of the Future Shoreditch AAP 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 delivery of mixed use developments is a key way to ensure that the balance of uses in Shoreditch are maintained. Policies FS05 and FS06 outlined where various uses should be located, active ground floor uses are encouraged to add to the vitality and sense of place intrinsic to the area.

Mixed-use development within the Future Shoreditch AAP 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 AAP area contributes to housing delivery alongside continued employment growth. The Council encourages housing as the preferred secondary land use within mixed use developments where practical and viable. Ground floor retail, leisure, entertainment and community uses are considered appropriate where they deliver other policy or opportunity site requirements outlined in this Plan and where they create publicly accessible spaces that meet the needs of the community.



In order to best address critical housing needs and in accordance with relevant Local Plan Policy LP12 Meeting Housing Needs and Location for New Homes, self contained C3 dwellings are the priority residential land use in the Borough. Although purpose-built student housing, built-to-rent, visitor accommodation, shared housing and co-living 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 Future Shoreditch AAP is therefore prioritising the need for and delivery of C3 self-contained housing over those uses.

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 or the site is allocated as such within the Opportunity Sites. This is to ensure that the special qualities that make Shoreditch a unique and vibrant place are retained.

# 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 start-ups which help define the area's appeal.

F. To deliver new homes and address the issue of affordability through the provision of living rent 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 a range of affordable workspace along with maximising the delivery of genuinely affordable homes is a key priority to deliver sustainable communities in Shoreditch.



Figure 38. Plexal, Plough Yard

## Providing affordable places of work

### Key Facts

- Of the 7,070 businesses located in Shoreditch 85% are micro businesses (0-9 employees), dominated particularly by those which are 0-4 employees.
- Shoreditch is the home of start-ups within the technology sector in particular. Some of the strong sectors include media creation, and computer programming and IT consultancy.
- Self-employment is particularly strong in Shoreditch – 17% of those employed within the Wards of Hoxton East and Shoreditch and Hoxton West are self employed.
- Office rents in Shoreditch increased significantly from 2004 -2018 with a 182% increase. Prime Grade A space has risen modestly since 2019, from £72.50 per sq ft to £75 per sq ft, while prime Grade B grew from £57.50 per sq ft to £60 per sq ft.
- There is demand for large floor plate and Small and Medium size Enterprise (SME) workspace.
- In recent years managed workspace providers have increased their presence in Shoreditch.

### Policy FS03 – Providing affordable places of work

- A. New major employment and 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 perpetuity.**
- B. Where development requires the provision of affordable workspace, applicants should deliver a range of workspace typologies where appropriate to meet the needs of businesses in Shoreditch.**
- C. New affordable workspace should be provided on-site. Only in exceptional circumstances where it can be demonstrated robustly that this is not appropriate, it may be provided off-site. A payment-in-lieu contribution will only be accepted where this would have demonstrable benefits in furthering affordable workspace in the Borough.**
- D. Applicants should engage with the Council to deliver affordable workspace. Applicants should:**
  - i) Access the Hackney Council affordable workspace providers list;**
  - ii) Engage with workspace operators at the pre-application stage to inform/support delivery of appropriate space of sizes and flexibility;**
  - iii) Provide an Affordable Workspace Statement which defines the parameters on how the affordable workspace will be secured and operated; and**
  - iv) Design the workspace with the provider and complete the fit out of the affordable workspace to Cat A +.**
- E. Employment and mixed use schemes involving the redevelopment of existing low cost employment floorspace must re-provide the maximum**



**economically feasible amount of low cost employment floorspace in perpetuity, at equivalent rents and service charges, suitable for the existing or equivalent uses, subject to current lease arrangements and the desire of existing businesses to remain on-site.**



Figure 39. Mark Street Gardens

**Hackney Local Plan (2033) policy cross reference:**

LP29 Affordable Workspace and Low Cost Employment Floorspace  
LP30 Railway Arches

Tens of thousands of people work in Shoreditch every day, it is the heart of Hackney's economy and an international destination. Home to Tech City, it contains a large concentration of technology 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.

Within a major mixed-use scheme, affordable or low cost workspace is required if the scheme incorporates over 1000sqm of gross new employment floorspace. On-site delivery of affordable

workspace is required so that SME businesses and individuals are able to access workspace and take advantage of the central location of Shoreditch.

A range of affordable typologies are required through new development to support the needs of start-ups, SMEs, charities and social enterprises, artists, cultural and creative enterprises. 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.

In Shoreditch, this can be achieved either through the provision of affordable workspace or through the re-provision of low-cost workspace.

### **Affordable Workspace**

In Shoreditch, affordable workspace includes office space, co-working spaces, artists' studios and managed designer-maker spaces, and light industrial space. New-build affordable employment floorspace is often operated and managed by a workspace provider.

### **Low Cost Workspace**

Secondary or tertiary employment floorspace, of a lower quality or specification, with cheaper rents or leases, often providing space for start-ups, local business, creative or light industrial occupiers such as artists or makers' spaces.

All development which provides affordable or low cost workspace must respond to the Council's aims around providing affordable workspace. A detailed Affordable Workspace Statement must be submitted to the Council for approval at the application stage which sets out relevant market research, a business plan, the identified operator, as well as the approach to management and occupation monitoring and reporting to the Council. The statement must also 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. Further guidance on the format and content of the Affordable Workspace Statement can be requested.

Affordable workspace will be secured through a Section 106 legal agreement with a Council approved workspace provider. Applicants should engage with workspace operators at the pre-application stage 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). The fit out of affordable workspace can be a prohibitive cost for SME businesses and individuals, and limit the uptake of those spaces. New affordable workspace should be delivered to a Cat A+ standard.

There is a need to protect the existing low cost floorspace that is found in Shoreditch. 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. Existing occupants should be re-housed within the development where possible.



## Delivering new and genuinely affordable homes

### Key Facts

- To meet the Council's housing need, 1,750 homes need to be built in Hackney each year between now and 2033. The need figure is likely to increase after that period.
- The cost of private housing and private renting in the Shoreditch AAP has become unaffordable for many people on lower and medium incomes.
- Shared Ownership has become increasingly unaffordable across much of Hackney including in Shoreditch.
- Living Rent can offer a route to affordable rental products.
- In 2025, the median price of a house in the Shoreditch AAP area is £765,000. The average house price is 14 times the average earning of a household within the AAP area.
- The average cost of 50% Shared Ownership in the AAP area is £382,500, the average cost of 25% Shared Ownership in the AAP is £191,250.
- The median cost of renting in Hackney has increased by 49% since 2010.



Figure 40. Mark Street



## **Policy FS04 – Delivering new housing and genuinely affordable homes**

- A. New development within the Future Shoreditch AAP area will deliver around 500 new homes and maximise affordable housing, subject to viability and site context in line with Local Plan Policy**
- B. For schemes of ten C3 residential units or more, on-site delivery of affordable housing is a priority**
- C. The Council will seek types of genuinely affordable housing and prioritise the delivery of Social Rent alongside Living Rent having regard to average house prices, private rents and wages in Shoreditch.**
- D. Hackney Living Rent, London Living Rent and Key Worker Living Rent are the most appropriate intermediate housing types within the Shoreditch AAP area.**
- E. Affordable housing is also sought from alternative housing products and development such as Build to Rent developments, co-living, student accommodation and other forms of specialist housing in line with Local Plan housing policies.**
- F. Proposals for the change of use of residential accommodation to short-term holiday lets will not be supported.**

### **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)  
LP24 Preventing the Loss of Housing  
LP25 Visitor Accommodation

Shoreditch is a highly desirable place to live and as such purchase and rental prices are continuing to increase. 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. Given the high land values in Shoreditch, the cost of private housing, private renting and some intermediate tenures are increasingly unaffordable to those on lower and medium incomes.

Intermediate housing can help address the affordability gap for key workers, young professionals and families who are neither eligible for social housing nor able to afford market housing. Shared Ownership is an intermediate tenure but it has become increasingly unaffordable in the Future Shoreditch AAP area, and has associated rising costs. The priority for intermediate tenures in the Future Shoreditch AAP area are Hackney Living Rent, London Living Rent and Key Worker Living Rent. London Living Rent can lead to ownership in the long term, ensuring that people can remain in Shoreditch.

In order to better meet our housing need, affordable housing will also be sought on alternative forms of housing in Shoreditch such as Build to Rent, Co-living, Student Accommodation, Specialist Housing (e.g housing older and vulnerable people) and large-scale purpose-built shared housing in line with Local Plan policies. All affordable housing will be secured via a Section 106 legal agreement.

Shoreditch has been identified as one of the top three areas in terms of numbers of short-term lets in London. The use of residential accommodation as short-term accommodation for visitors affects Shoreditch in two ways. It means that those spaces are not available to house people for long-term residential use and it reduces the housing stock available for rent in the area and thereby drives up the prices. This creates additional pressure in terms of providing housing for people in Shoreditch. Applications to change the use of a residential unit to short-term let are not supported.

# 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 Hackney and London.

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, 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 are now an established part of the area's character. To maintain Shoreditch's unique cultural and retail offering and its global reputation, Future Shoreditch AAP protects these existing assets and encourages new activities by designating key frontages.

## Supporting arts, culture, leisure and retail

### Key Facts

- Leisure dominates Shoreditch's diversity of uses, making up almost half of the total units in the area.
- Shoreditch has the highest footfall, reaching up to monthly figures of over 500,000 in Hackney Road and almost 700,000 in City Road. Since 2022, there has been a decline in spending and footfall in Shoreditch.
- The coffee shop and café sector is very popular, demonstrating continued growth and innovation despite short-term disruption during COVID-19.
- Shoreditch is the third most visited London area after dark, Thursday to Saturday, preceded only by the West End and Covent Garden.
- Shoreditch is synonymous with London's creative and grass roots music scene. Covid and rising costs have contributed to a decline in music venues.



## **Policy FS05 – Supporting arts, culture, leisure and retail**

- A. New arts, culture, entertainment, community and small scale retail uses which add to the cultural heritage and vibrancy of the area are encouraged throughout the CAZ and the loss of such uses will be resisted.**
- B. New arts, culture, leisure and larger retail uses will be supported on the Central Activities Zone Retail Cluster Frontages identified on the Policies Map, shown 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.
- C. Within the Central Activities Zone Retail Cluster Frontages:**
- i. New ground floor uses should be active and contribute positively to the arts, culture and leisure activities and/ or retail character of these streets.
  - ii. Redevelopment of sites along these key frontages should not result in a net loss of retail floorspace.
  - iii. Proposals for flexible use of spaces to enable a diversity of uses from day into evening will be supported.
  - iv. All proposals should provide active frontages to contribute to the vitality and viability of the key frontages. Conditions may be used to secure the delivery of appropriate uses and active frontages.
- D. New evening and night time economy uses will only be permitted within the designated Central Activities Zone Retail Cluster Frontages identified on Figure 35 and listed in point B above.**

**E. New cultural and night-time venues should not have an unacceptable impact on existing residential amenity.**

**F. For existing evening and night-time economy uses:**

- i. Proposals that enhance and diversify the existing evening and night-time economy uses will be supported.**
- ii. Proposals for new developments located near existing evening and night-time economy uses must demonstrate consideration of the Agent of Change principle including in the design of the development.**

**G. Arts, cultural and leisure uses should incorporate free publicly accessible toilets as part of the development and provide for the long term maintenance of facilities.**

**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

Shoreditch has emerged as a major destination in London for the area's diverse evening and night-time economy. In recognition of the 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 now well established as a cultural hotspot and a thriving night time economy area which attracts visitors from across London and all over the world.

Shoreditch has a growing distinctive cultural identity, which celebrates and builds on the recently discovered Shakespearean heritage of the area. New Inn Broadway contains the scheduled ancient monument of London's first purpose-built playhouse 'The Theatre' and an exhibition space. The Stage development contains the remains of the second theatre ever built in London, the Curtain Playhouse, and the Museum of Shakespeare. Both these theatres were known to Shakespeare and where he showed his plays.

Shoreditch is a retail area rather than a centre. Retail in the Future Shoreditch AAP area has traditionally been small, independent and specialist in nature, but more recently Shoreditch has evolved and now offers a rich mix of creative, experiential and design-led retail. A combination of

larger, better-known brands alongside small-scale and independent businesses can be found in the area.

The area is identified in the London Plan as a CAZ retail cluster in view of the important contribution the area makes to the international and national evening and night time economy. Future Shoreditch AAP identifies CAZ Cluster Retail frontages; where arts, culture and leisure, larger scale retail, particularly major developments, and night time venues, are appropriate. There are a number of cross boundary streets included where the uses proposed through this policy are in line with neighbouring boroughs approaches to those streets. Old Street is a major road running into Islington where it is identified as a local shopping centre and retail is encouraged. Redchurch Street and Bethnal Green Road, which both lead into Tower Hamlets, are popular streets, in both boroughs, for retail and food and drink. These frontages benefit from good transport accessibility and are key pedestrian routes in Shoreditch. To protect the vitality and vibrancy of these frontages, the AAP directs new retail, arts, culture, and leisure uses along these frontages, and encourages active frontages on the ground floor. Active ground floor frontages should face onto the street, have feature shopfronts with windows and 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.

The AAP acknowledges that people's needs in the evening extend beyond just eating and drinking. 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, and galleries into the evening. The AAP also seeks to broaden the mix and type of uses in Shoreditch by encouraging a more innovative evening and night-time enterprise that extends beyond eating and drinking, such as sport based activities, evening markets and late night experiential retail. The plan supports a flexible approach to what takes place in units across the day and evening to encourage a wider diversity of uses to be offered and create bridges between the day, evening and night-time economy.

Clubs, music venues, pubs and bars are a key aspect of the mix of uses in Shoreditch and part of its heritage as a late night destination. It is important that these venues are not unduly affected by new development happening around them. 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 be designed in a manner where the existing noise-generating use will not impact on the future occupants. This could include acoustic and other design measures to mitigate noise, disturbance and other impacts.





Figure 41. Kingsland Road

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. The Council continues to manage the evening and night-time economy with an objective to make Shoreditch's night-time offer accessible, safe and attractive to all. Proposals should help deliver a balanced and diverse night-time offer, having regard to Hackney's Evening and Night-Time Economy Strategy and the Cumulative Impact Area as part of the wider context for managing night-time activity in Shoreditch.

In line with Transport for London (TfL) guidance, appropriate development proposals will be required to include a Healthy Streets Transport Assessment incorporating both a daytime and night-time Active Travel Zone (ATZ) assessment. These should demonstrate how the proposal supports safe and inclusive access for night-time workers, visitors, and residents. Providing free accessible toilets in Shoreditch supports people of all ages and mobilities moving around the area.

### Further information on Shoreditch cumulative impact area

The Council has, within its Statement of Licensing Policy, designated a Cumulative Impact Area in Shoreditch to manage the cumulative impact of the night-time economy. This policy recognises the concentration of licensed premises and the associated pressures on the local area, such as noise, anti-social behaviour, and public safety concerns. Within the

Cumulative Impact Area there is a 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, or undermine the promotion of the licensing objectives.

For more details: <https://hackney.gov.uk/licensing-policy>

## Local shops

### Key Facts

- A large number of leisure and retail businesses are concentrated in Shoreditch – 586 units
- Shoreditch accommodates a significant proportion of micro and small businesses
- The roads north of Old Street provide more day-to-day shopping than the roads to the south.

## Policy FS06 – Local shopping frontages

**A. New ground floor retail will be supported along Local Shopping Frontages identified on the Policies Map, shown in Figure 35 and listed below:**

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

**B. New retail development should:**

- i. Be provided in a range of sizes including where feasible smaller units for small and independent retail. Conditions may be used to prevent the future amalgamation of units into larger premises and to prevent changes of use from retail without planning permission; and**
- ii. Incorporate a shop front, have an active frontage, and contribute to the vitality and viability of the key frontages.**

**C. Changes of use from retail within these frontages will be permitted where all of the following criteria are met:**

- i. The proposal is for community, entertainment or cultural uses that meet local community needs;**
- ii. A shop front and active frontage is retained or provided;**
- 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; and**
- iv. The proposal does not result in the complete loss of an entire commercial parade.**



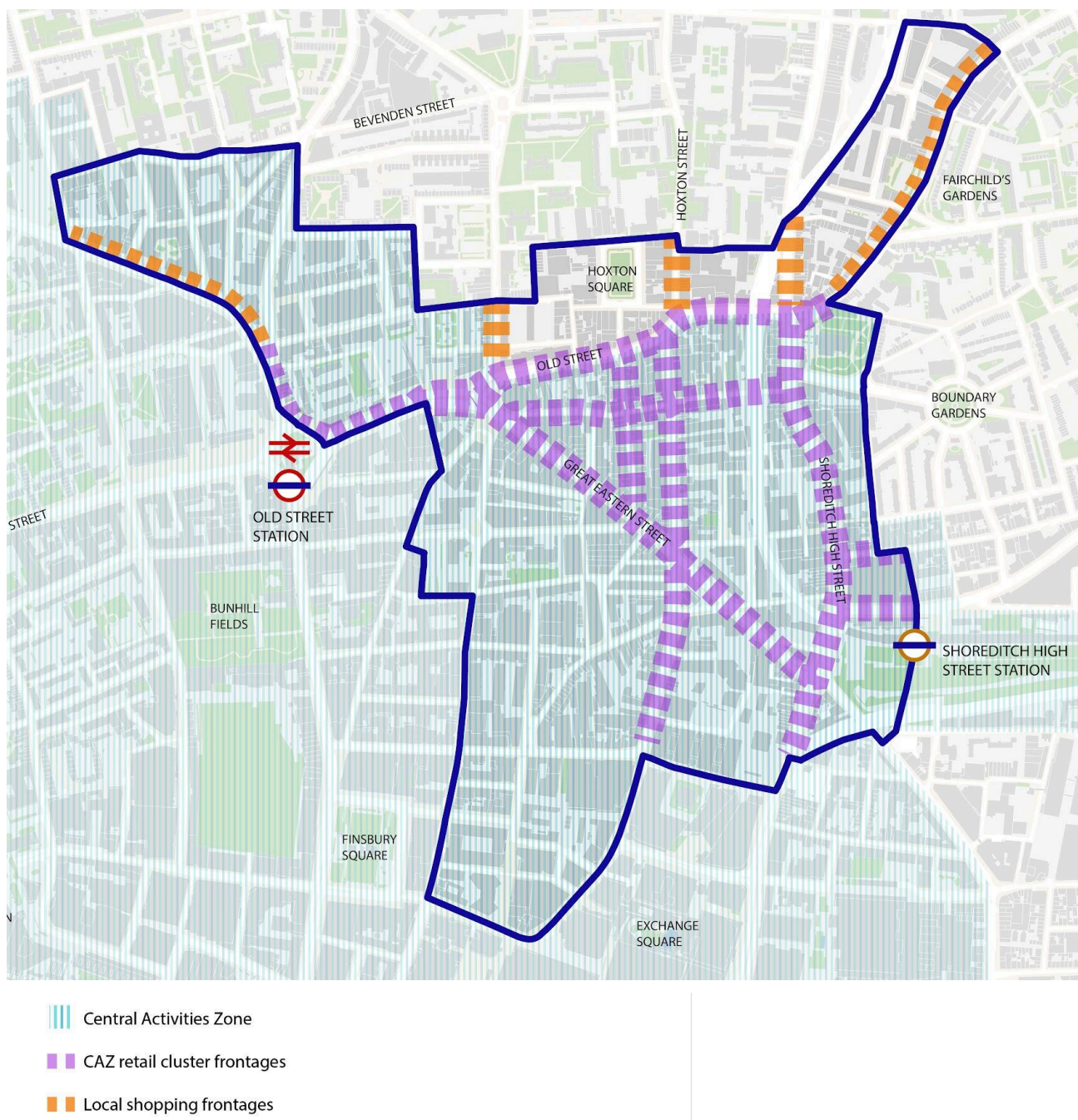


Figure 42. Key frontages in Shoreditch

Local convenience retailing plays 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 AAP area. The importance of local shops to local people has been highlighted throughout the various consultations associated with the Future Shoreditch AAP and therefore it is important that retention and provision of smaller units is encouraged.

The principal mixed use commercial streets which connect through the northern boundary of the area into Hoxton contain, unlike the majority of the other parts of the Future Shoreditch AAP area, a range of convenience retail uses. These streets are mostly visited in the daytime and they are less of a focus for the night time economy.

These streets are as follows:

- Hackney Road

- Kingsland Road
- Hoxton Street
- Pitfield Street
- Northern part of 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 changes from a CAZ retail cluster frontage at its southern end to a local retail frontage as it moves north west of East Street. It is more residential and mixed in character in that area than central Shoreditch with major recent developments including the Atlas Building (East Road) being principally residential. These local retail frontages also support links to other nearby retail centres such as the Hoxton Street Local Shopping Centre which is protected under borough-wide Local Plan policies. The loss of a commercial parade within the Local Shopping Frontages is resisted as this would harm the character and viability of the area as a Local Shopping Frontage.

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. Providing active frontages and shop fronts helps to maintain vitality and a sense of place in these areas.

## 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.
- 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/space strategy.
- L. To ensure that all new development in Shoreditch responds to the impacts of climate change

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 AAP 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. Ensuring buildings are fit for the future and accommodating growth which protects the character are principal challenges facing the area. Future Shoreditch AAP includes policies to ensure all development is of the highest architectural



and sustainability 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.

## Delivering high quality design

### Key Facts

- The Future Shoreditch AAP area contains a total of six conservation areas.
- Almost the entire South Shoreditch and all of Sun Street Conservation Areas are within the AAP area. Most of the Underwood Conservation Area is included, and the southern ends of Hackney Road, Kingsland Conservation Areas and Pitfield Street.
- 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.



Figure 43. Charlotte Road



## **Policy FS07 – Delivering high quality design**

- A. New development must be of the highest architectural and urban design quality which add to the existing character of the neighbourhood areas, and must demonstrate how it meets sustainable design best practice while complementing the prevailing character.**
- B. All development should:**
- i. Respect the significance and setting of the area’s heritage assets including the conservation areas of Sun Street, South Shoreditch, Kingsland, Hackney Road, Pitfield Street and Underwood Street together with Listed and Locally Listed Buildings;**
  - ii. Respond positively to the character and qualities of the defined Neighbourhoods as set out in Part C: Shaping Local Neighbourhoods, which includes respecting the prevailing scale, form and grain of development and making appropriate use of building materials;**
  - iii. Deliver high quality public spaces within the development site with active building frontages;**
  - iv. Incorporate Inclusive Design Principles to ensure development and public spaces are safe and accessible for people of all ages, genders, and abilities. Particular focus should be given to the visibility, safety, and usability of spaces.**
- C. New major development including residential uses must demonstrate alignment to criteria set out in the Growing up in Hackney: Child-Friendly Places SPD.**

### **Hackney Local Plan (2033) policy cross reference:**

LP1 Design Quality and Local Character  
LP2 Development and Amenity  
LP3 Designated Heritage Assets  
LP4 Non Designated Heritage Assets  
LP5 Strategic and Local Views

The NPPF places emphasis on the importance of good quality design in new development. The Hackney 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.

Shoreditch has two scheduled monuments – the remains of the two Shakespearean theatres. It has statutory listed buildings and locally listed buildings dotted across the area. Of particular importance are the two listed churches of the Church of St Michael and the Church of St Leonard, and the Grade II\* listed Phillip Webb buildings (91–101 Worship Street).

The industrial heritage is a key factor in the success of Shoreditch. The Victorian industrial past and the furniture warehouses give a strong visual appeal to the area. 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. To inform the design of a development, the relevant Conservation Area Appraisal should be referred to.

Each neighbourhood of the plan has its own character. For the central Shoreditch area this is characterised by a mix of older grand, four and five storey former retail and warehouse buildings that line the main thoroughfares combined with more intimate smaller, lower-scale buildings and spaces set behind the main frontages. The Edge of City neighbourhood is where new office typologies have been developed, with larger floor plates and more modern design. The City Road neighbourhood has some very tall modern buildings fronting the road and heritage warehouse blocks located behind. The Shoreditch High Street and Hackney Road neighbourhood contains large block buildings, including those of heritage value, moving into more modest heights to the north. New development should have regard to these townscapes and the materiality and style found within them. Development must deliver public spaces of high quality and active building frontages.

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.

Given Shoreditch's prominence as a key destination for London's night-time economy, it is particularly important that spaces are designed to ensure safety and comfort for all users – especially women and gender-diverse people – at all hours. Applying gender-inclusive design principles improves safety and usability of spaces for all, reinforcing Shoreditch's role as a welcoming place for all communities. Principles of gender-inclusive design include ensuring spaces offer visibility, comfort and safety, drawing on best practice guidance such as that developed by the LLDC.

Shoreditch's industrial heritage and dense, hard-landscaped urban environment have resulted in limited provision for child-friendly spaces. As the area continues to grow and diversify, new venues such as the Museum of Shakespeare will draw more families, young people and children to the area. Where residential units come forward within a mixed use employment led development, the Growing up in Hackney: Child-Friendly Places SPD should be considered in the design. There is a significant opportunity to reimagine public and private spaces to support children, young people and families through green and playful design interventions.

## Climate adaptation

### Key Facts

- Shoreditch is particularly vulnerable to climate risks such as urban heat island and surface water flooding.
- Climate risks will continue to increase due to changing weather conditions.
- A cluster of tall buildings is emerging to the south of the AAP area.
- New office developments in Shoreditch are generally high-energy, sealed, highly glazed buildings.

### Policy FS08 – Climate adaptation

**A. All new development must be designed and incorporate measures to adapt to climate change and the increased risks of overheating and surface water flooding.**

**B. All major development should be designed to:**

- Designed to minimise the provision of large format glazing. When it is proposed, development shall incorporate passive design measures to limit overheating risks;**
- Enable the urban airflow between buildings whilst mitigating against the wind tunnel effect;**
- Maximise tree canopy cover and urban greening on site where possible to meet Urban Greening Factor requirements, and establish and follow an effective maintenance plan to ensure longevity of any trees;**
- Utilise building materials that minimise the absorption of heat.**
- Utilise the roof space for delivery of renewable energy generation and/or green infrastructure and biodiversity gains and incorporate vertical greening where appropriate and practicable;**
- Reduce the impact of surface water flooding through the introduction of on site street level greening and green infrastructure features where possible to act as soakaway for surface flooding water;**
- Integrate Sustainable Urban Drainage and other blue infrastructure that increase greening and increase biodiversity and limit climate risks where possible; and**



**viii. Minimise glare onto neighbouring buildings.**

**Hackney Local Plan (2033) policy cross reference:**

LP54 Overheating and Adapting to Climate Change

LP55 Mitigating Climate Change

LP56 Decentralised Energy Networks (DEN)

LP57 Waste

Shoreditch is vulnerable to the impact of climate change due to the clustering effect of tall buildings, the density of development, the common use of concrete and glazing in buildings and the lack of green space. High-density development creates distinct microclimates, including urban heat island effects, wind tunnels, overshadowing, and glare. Development in Shoreditch must respond to these environmental challenges through their form, scale and massing, integrate nature-based solutions, and enhance public space resilience.

Large glazing formats in a building can cause solar gain and overheating in buildings in summer. This can then necessitate the use of air conditioning to reduce the temperature. In order to reduce this need for active cooling, mitigation measures such as brise soleil should be designed in at an early stage of development.

The urban heat island effect can make streets in Shoreditch feel very hot. With the growing density of development in Shoreditch, the design of each new building should encourage airflow around the building, but not create a wind tunnel. The building materials used in developments should be those that do not absorb, retain and release heat back out into the environment, including nature based materials.

Effective use of greenery to provide shading on the street will increase in importance as weather patterns continue to change with rising average temperatures and summer droughts. Installing tree canopies is a key way to bring shade and reduce the urban heat island effect. An effective management plan can ensure that newly planted trees become established and live for a long time.

Shoreditch's dense urban environment necessitates efficient use of rooftops as multifunctional spaces, prioritising renewable energy, green infrastructure and biodiversity. Vertical integration of greenery and renewable energy can enhance sustainability outcomes, while planting above ground level should balance biodiversity and urban greening benefits.

Flooding in Shoreditch is mainly from surface water when heavy rainfall overwhelms the drainage systems and results in overland flows. Some areas also experience groundwater flooding. As climate change leads to more extreme weather occurrences, the risk of surface water flooding is expected to increase. New development in Shoreditch should not add to these risks. Measures such as increased

planting of greenery on the ground floor, soak away spaces and sustainable drainage systems (SuDS) can help manage this risk. There are additional benefits for Shoreditch where these can also increase biodiversity.

New tall buildings should not negatively impact on neighbouring buildings in terms of reflected glare. This helps to ensure that the use of roofs for PV panels and/or greenery is not compromised.

## Managing building heights

### Key facts

- There is an increased demand for taller buildings within Shoreditch in part due to high land values
- The growing number of tall buildings need to be managed in the context of the valuable heritage value of Shoreditch townscape.
- 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.

### Policy FS09 – Managing building heights

- A. Tall buildings in Shoreditch are defined as any building or structure which is 30 metres or more in height.**
- B. Tall buildings may be appropriate , subject to the requirements in this and other relevant policies, in the areas set out in the Policies Map and shown on Figure 41:**
  - Zone 1
  - Zone 2
  - Within specific sites identified in the Opportunity Sites in Part C: Shaping Local Neighbourhoods
- C. Heights considered appropriate for tall buildings within Zone 1 and Zone 2 are set out in Figure 41.**
- D. Any buildings proposed on the Opportunity Sites should accord with Part C: Shaping Local Neighbourhoods and the relevant Neighbourhood policy.**
- E. All proposals for tall buildings must:**
  - i. Fully satisfy the taller building criteria set out in the Local Plan.**
  - 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. **Be within the maximum height established through the London View Management Framework if within a viewing corridor;**
- v. **Respond to and reference the local context in terms of materials;**
- vi. **Provide a well defined and generous ground floor interface with active frontages and publicly accessible internal spaces where possible;**
- vii. **Demonstrate excellence in terms of landscaping and other public space improvements;**
- viii. **Maximise public benefits for the local community; and**
- ix. **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  
LP4 Non Designated Heritage Assets  
LP5 Strategic and Local View

Building heights vary across the Future Shoreditch AAP area and generally rise towards the south and west of the area. Prevailing heights are typically between three and six 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 six 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.

The Future Shoreditch AAP 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 AAP area, the majority of the AAP area is sensitive to the potential impacts of tall buildings.



In order to meet the requirements of the London Plan 2021, Boroughs are required to identify locations where tall buildings may be an appropriate form of development, as well as the appropriate heights that could be acceptable in these locations.

The AAP area is affected by two protected vistas as set out in the London View Management Framework 2012; namely, Protected Vistas 8A.1 and 9A.1 of St Paul's Cathedral. The views are set out in Figure 42. These protected vistas have maximum heights set in the framework and this will impact on tall building heights.

A detailed townscape analysis undertaken for Shoreditch in the Tall Buildings Strategy has determined the zones within the Shoreditch AAP area that are appropriate locations for tall buildings. In Shoreditch, tall buildings are defined as those which are 30 metres or taller. This does not mean that every site within the zones is suitable for a tall building. This will be assessed through detailed analysis. Within the zones, tall buildings will be more suitable on principal streets and close to key transport hubs.

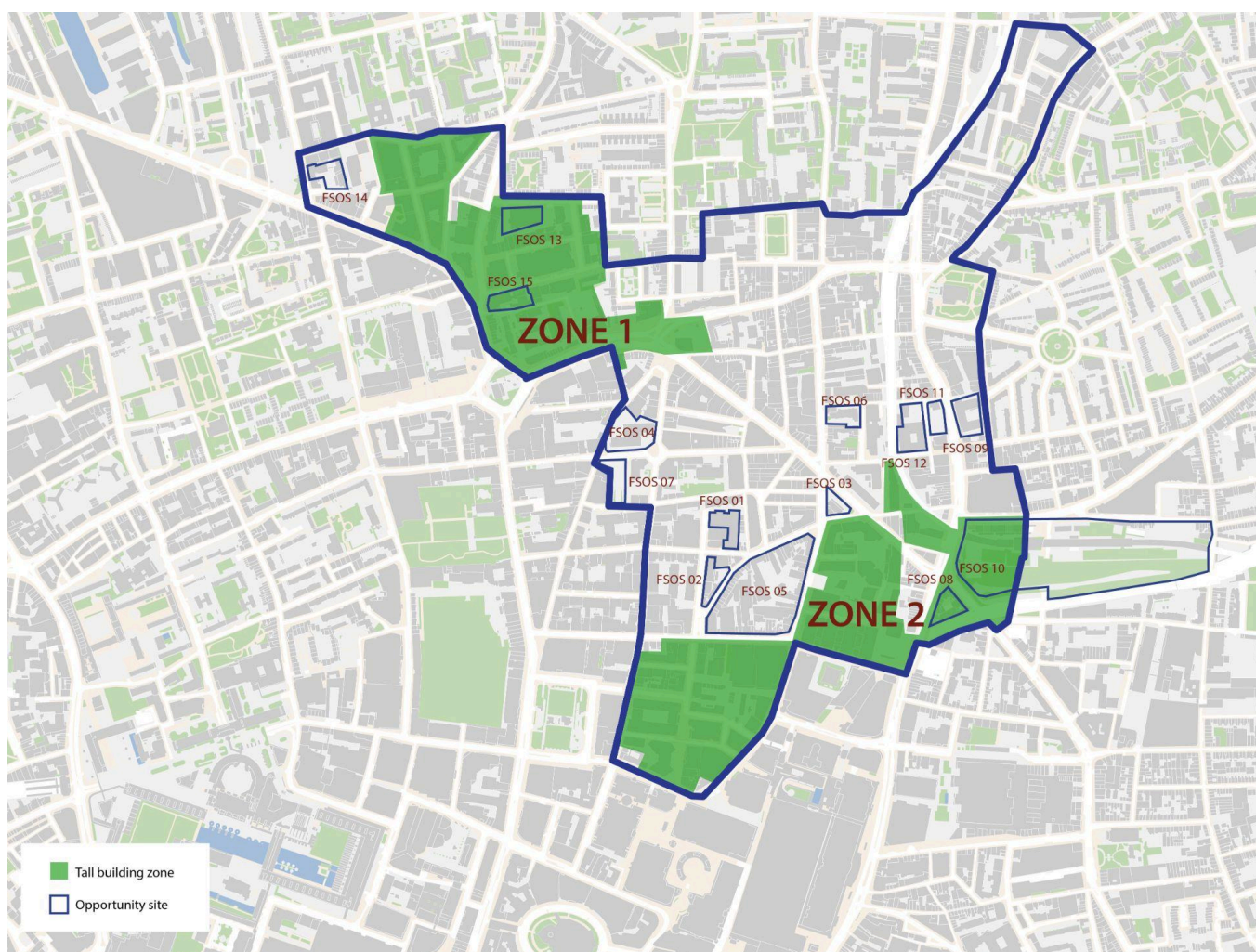


Figure 44: Tall building zones

Any proposal for a new tall building must meet the criteria outlined in Policy FS09 above. Each Site Allocation in Part C identifies whether the site is considered suitable for a tall building. Further guidance on managing building height in the different neighbourhoods of Shoreditch is set out in Part C within the neighbourhood guidance. Further guidance on the role and requirements for tall buildings

are set out in the London Plan. Outside of Zones 1 and 2, and the relevant opportunity sites, tall buildings are not considered appropriate in the AAP area.

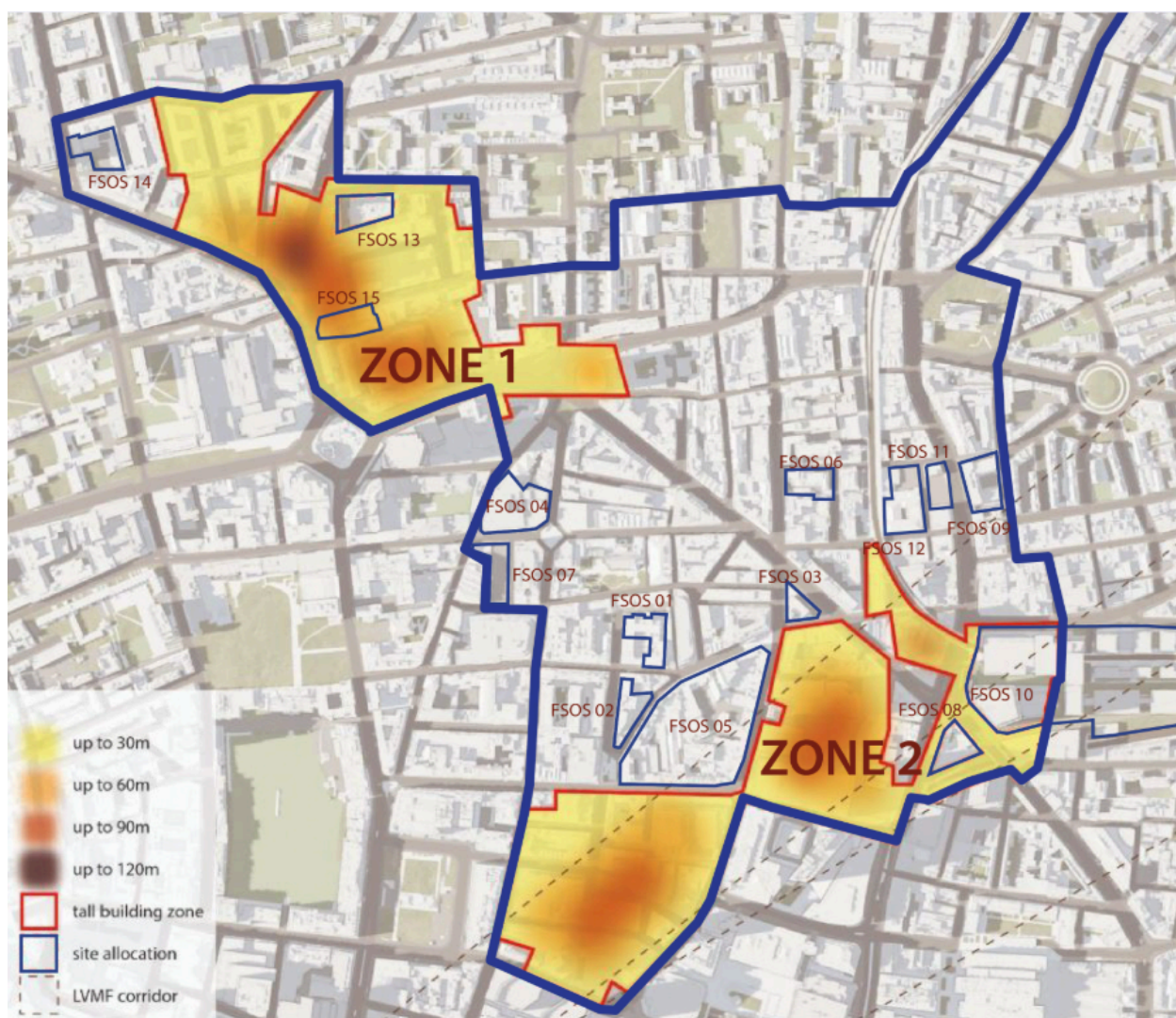


Figure 45: Appropriate heights within Zone 1 and Zone 2

Within Zone 1 and Zone 2, the appropriate heights for tall buildings are shown in Figure 42. This takes into account the impact of London View Management Framework 8a.1 Strategic View background. The approach set out in Figure 41 ensures that tall buildings have less of an impact on the surrounding areas, including those in neighbouring boroughs.

Tall buildings should be, due to their exposed nature and vulnerability to overheating risk, especially carefully designed to anticipate likely future climate scenarios and ensure they remain comfortable, healthy, high quality places for people to live and work now and into the future.



## Promoting more sustainable and improved public spaces

### 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/space strategy.

M. To improve the choice of sustainable travel options in Shoreditch, and encourage walking and cycling as safe and healthy choices of movement.

N. 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.

O. To take advantage of infrastructure improvements including Old Street roundabout and the introduction of the Elizabeth Line, and planned infrastructure including Crossrail 2; taking strategic moves to improve the public spaces 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 spaces and should be places in which to socialise and spend time. Traffic, congestion and public space issues are major concerns in the area and there is an urgent need to improve air quality and reduce pollution. This AAP seeks to create a healthier, less vehicle dominated and greener Shoreditch.

## Delivering high quality public spaces

### Key Facts

- 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.
- Air Quality in Shoreditch is improving, but there are pockets where there have been increases in nitrogen dioxide in 2023/2024.
- 81.1% of households in Shoreditch have no cars or vans. This suggests most traffic is either through traffic or delivery and servicing traffic to the area.
- In the 2021 census, even when 63% of people who worked in Shoreditch indicated working from home, there was 10% walking to work, 5.7% cycling, 6% taking the bus and 10.1% taking the train or tube.
- In 2023/2024, London Liverpool Street had 94.5 million entries and exits, making it the most used station in Great Britain. This is an increase of 25 million from pre-COVID levels.



## **Policy FS10 – Delivering high quality public spaces**

- A. All new development will be required to make a positive contribution to the quality of the public spaces in Shoreditch.**
- B. Major Development must contribute, where applicable, to public space improvements, first prioritising those as identified on Figure 44 and in the Neighbourhood Policies, including improving the quality of:**
  - i. east-west and north-south routes;**
  - ii. public spaces;**
  - iii. gateways and junctions.**
- C. All major development should:**
  - i. provide ground level urban greening that contributes to a coherent green character and disperses air pollution.**
  - ii. increase permeability, new public spaces, tree planting, biodiversity and improved traffic management.**
  - iii. incorporate free drinking fountains and provide for the long term maintenance of facilities where technically practicable and viable.**
  - iv. contribute, where appropriate, to the street art of Shoreditch.**
  - v. have regard to the Growing up in Hackney: Child Friendly Places SPD.**

### **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

Shoreditch is very accessible by public transport and has a high proportion of people walking or cycling. The expanding cycling infrastructure to support sustainable travel in the area can be found via the [cycling pages](#) of the Council website. Shoreditch has the highest footfall of any area in Hackney at 50,000 people a day. The arrival of the Elizabeth Line (formerly Crossrail) at Liverpool Street and the major upgrading of Old Street station have increased the number of people walking to/from these stations through the AAP area. The potential arrival of Crossrail 2 at Angel will further increase footfall in Shoreditch. This places an increasing demand on the local infrastructure, particularly at key gateways and intersections, along key streets and public transport corridors.

Shoreditch has been identified as an area lacking in green space and with relatively poor public spaces. Improving the public spaces is a vital step in ensuring Shoreditch is a place that people want to visit, safely travel through and spend time in. The Future Shoreditch AAP sets out a long term commitment to improving the public spaces in Shoreditch which will help ensure meaningful and sustainable, rather than short term, isolated successes.

The Future Shoreditch AAP sets out the key interventions identified through the Shoreditch Public Realm and Urban Greening Framework (Figure 36 opposite). The framework presents a series of integrated proposals that address the key public space issues including lack of greenery and open space, safety, and restricted connectivity, that have been identified in the area. The framework sets a strategic vision which is shaped by three core principles: Creating an integrated movement network; Delivering urban greening and sustainable public realm/space; Supporting Shoreditch's neighbourhoods and creative character.

The framework identifies 28 priority public spaces and provides further detail on interventions for 15 of them. These illustrate how interventions could be delivered, showing best practice design standards that are envisioned for Shoreditch. New development must contribute through planning obligations to improving the east-west and north-south routes; public spaces; gateways and junctions identified through the Framework. The relevant public space priorities are set out in the framework itself and through each neighbourhood policy in the plan and in each opportunity site.

The Hackney Green Infrastructure Strategy identified the importance of improving and greening the urban environment within Shoreditch. New major development should deliver ground level greening onsite that contributes to a coherent green character and helps to disperse air pollution.

Development should help to increase permeability for those travelling across the Shoreditch area, provide public spaces for dwelling where possible, and increase the number of trees in the area and enhance biodiversity. Where appropriate, new development should help to reduce the impact of traffic.

Free drinking fountains are part of local infrastructure which supports people moving around Shoreditch. Where practicable and viable, these must be provided and maintained.

Street art is one of the most recognisable aspects of Shoreditch. It adds to the sense of place and the street art of Shoreditch is celebrated by many. The Council is supportive of the introduction of new street art in Shoreditch where appropriate. The introduction of street art to new spaces and buildings should be discussed with the Council before implementation.

There is a significant opportunity to reimagine public and private spaces to support children, young people and families through green and playful design interventions, as set out in the Child Friendly SPD.

The expanding network of electric vehicle (EV) charging points in Hackney will help to reduce air pollution and can be found here: [Council's EV charging map](#).

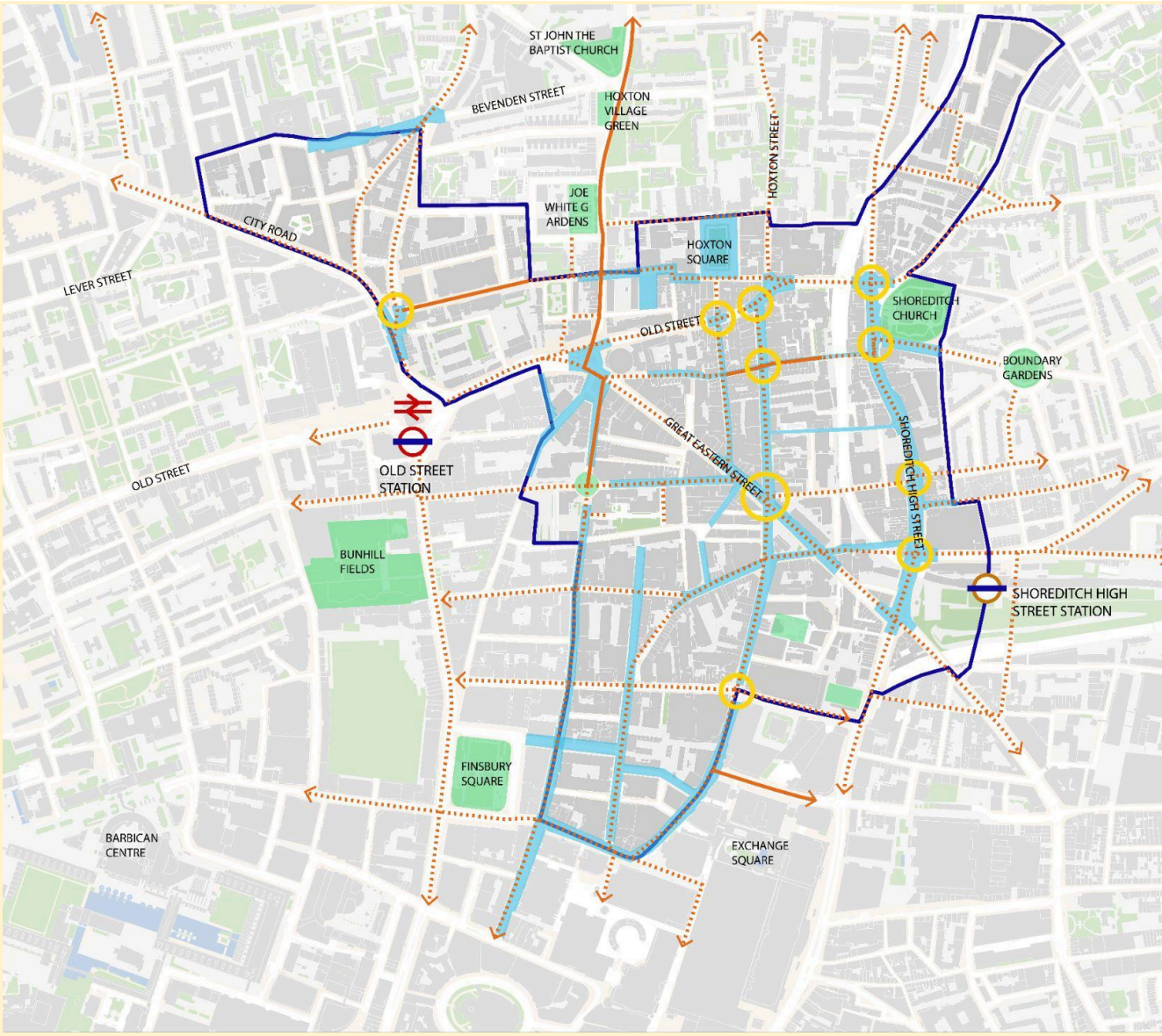
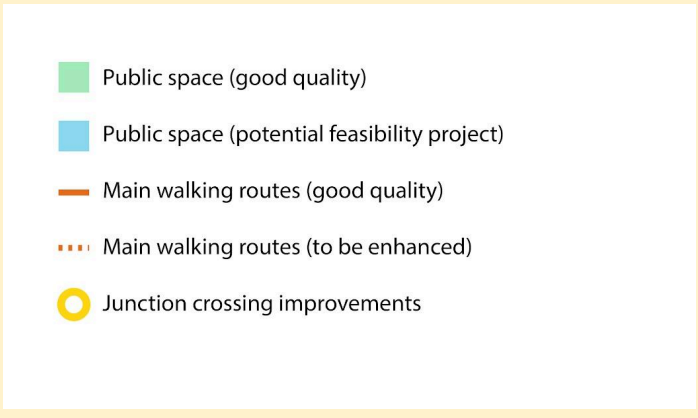


Figure 46. The Shoreditch Public Realm and Urban Greening Framework





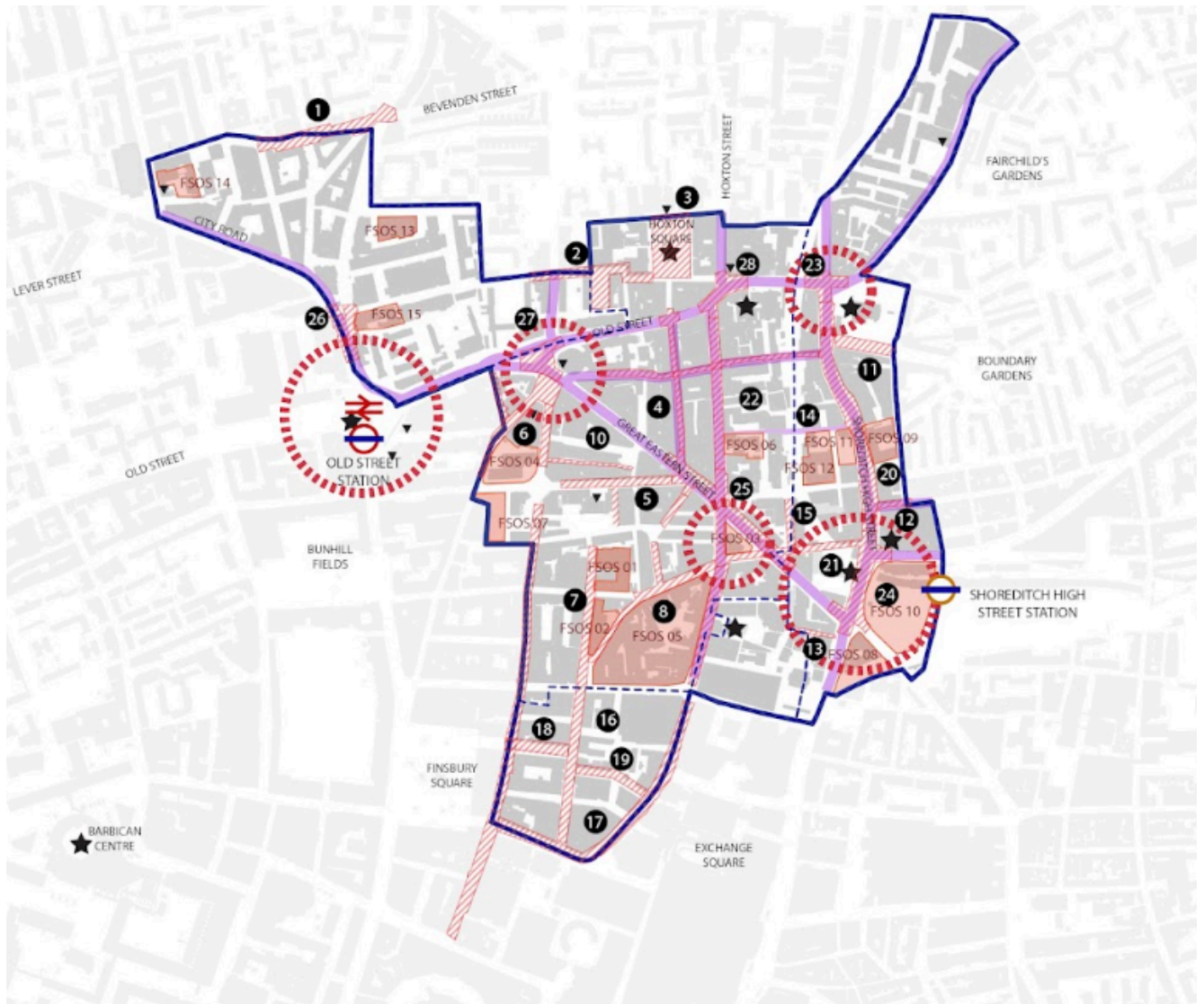


Figure 47. Public space improvement projects and opportunity sites

-  Local views
-  Neighbourhoods
-  Key streets
-  Opportunity sites
-  Gateway
-  Major landmarks
-  Minor landmarks
-  Public space improvements

#### LBH sites

- 1 Nile Street
- 2 Coronet Street/Hoxton Market
- 3 Hoxton Square
- 4 Charlotte Road
- 5 Leonard Street
- 6 Tabernacle Street/Singer Street/Tabernacle Square
- 7 Paul Street
- 8 Holywell Row/Scrutton Street/Phipp Street
- 9 Rivington Street
- 10 Blackall Street
- 11 Calvert Avenue
- 12 Redchurch Street
- 13 Plough Yard
- 14 Bateman's Row
- 15 King John Court
- 16 Crown Place/Clifton Street
- 17 Sun Street/Appold Street
- 18 Christopher Street
- 19 Pindar Street

#### TfL managed roads

- 20 Shoreditch High Street
- 21 Holywell Lane
- 22 Curtain Road

#### TfL junctions





- 23 A10/Old Street/Hackney Road junction
- 24 A10/GES/Commercial Street/Bethnal Grn Road junction
- 25 Great Eastern Street/Curtain Road/Charlotte Rd/Leonard Street J.
- 26 Brunswick Place/City Road/East Road junction
- 27 Old Street/Great Eastern Street/Pitfield Street junction
- 28 Old Street/Curtain Road/Hoxton Street junction

#### ALIGNMENT WITH VISION PRINCIPLES:






##### CREATING AN INTEGRATED MOVEMENT NETWORK

-  Junction enhancement
-  Pedestrian space improvement
-  Enhanced cycle infrastructure
-  Traffic/parking reduction

##### DELIVERING URBAN GREENING AND SUSTAINABLE PUBLIC REALM

-  Street trees
-  Shrub and herbaceous planting
-  SuDS feature
-  Habitat creation

##### SUPPORTING SHOREDITCH'S NEIGHBOURHOODS AND CREATIVE CHARACTER

-  Space for activation
-  Seating
-  Play features
-  Feature lighting
-  Public art

Project		Movement and Accessibility	Green Infrastructure	Placeshaping	Priority	Cost
<b>City Road</b>						
1	Nile Street	ⓧ ⧑ ⚙️ ⚙️	🌳 🌳 🌳	🏠 🗑️	●●●○○	●●●○○
2	Coronet Street/Hoxton Market	⧑ ⚙️ ⚙️	🌳 🌳 🌳	🏠 🗑️ ☆ 🏠	●○○○○	●●○○○
<b>Central Shoreditch</b>						
3	Hoxton Square	⧑ ⚙️ ⚙️	🌳 🌳 🌳 🌳	🏠 🗑️ ☆ 🗑️ 🏠	●●●○○	●●●○○
4	Charlotte Road	ⓧ ⧑ ⚙️ ⚙️	🌳	🏠 🗑️ 🗑️	●●●●○	●●●●○
5	Leonard Street	⧑ ⚙️ ⚙️	🌳 🌳 🌳	🏠 🗑️	●●●●○	●●●●○
6	Tabernacle Street/Singer Street/ Tabernacle Square	⧑ ⚙️ ⚙️	🌳 🌳 🌳	🏠 🗑️ 🗑️	●●●○○	●●●○○
7	Paul Street/Wilson Street	ⓧ ⧑ ⚙️ ⚙️	🌳 🌳 🌳	🏠 🗑️	●●○○○	●●●●●
8	Holywell Row/Scrutton Street/Phipp Street	⚙️	🌳 🌳 🌳	🗑️	●●○○○	●●○○○
9	Rivington Street	⚙️		🏠	●●●●○	●○○○○
10	Blackall Street	⧑			●○○○○	●●○○○
<b>Shoreditch High Street and Hackney Road</b>						
11	Calvert Avenue	⧑ ⚙️ ⚙️	🌳 🌳 🌳	🏠 🗑️ ☆	●●●○○	●●●●○
12	Redchurch Street	⧑ ⚙️ ⚙️	🌳 🌳 🌳	🏠 🗑️	●●●●○	●●●●○
13	Plough Yard	⧑			●●○○○	●●○○○
14	Bateman's Row	⧑			●●●○○	●●●○○
15	King John Court	⧑ ⚙️	🌳 🌳 🌳	🗑️	●○○○○	●●●○○
<b>City Edge</b>						
16	Crown Place/Clifton Street	⧑ ⚙️ ⚙️	🌳 🌳 🌳 🌳	🏠 🗑️ ☆ 🗑️	●●●●○	●●●●○
17	Sun Street/Appold Street	⧑ ⚙️ ⚙️	🌳 🌳 🌳	🗑️	●●○○○	●●●○○
18	Christopher Street	⧑ ⚙️ ⚙️	🌳 🌳 🌳 🌳	🗑️ ☆	●●●●○	●●○○○
19	Pindar Street	⧑ ⚙️ ⚙️	🌳 🌳 🌳	🗑️	●○○○○	●●○○○
<b>Strategic sites</b>						
20	Shoreditch High Street	⧑ ⚙️ ⚙️	🌳 🌳 🌳	🏠 🗑️	●●●●●	●●●●●
21	Holywell Lane	⧑ ⚙️ ⚙️	🌳 🌳 🌳	🗑️ 🗑️	●●●●○	●●●○○
22	Curtain Road	⧑ ⚙️ ⚙️	🌳 🌳 🌳	🏠 🗑️	●●●●●	●●●●○
23	A10/Old Street/Hackney Road junction	ⓧ ⧑ ⚙️	🌳 🌳 🌳	🗑️	●●●○○	●●●○○
24	A10/Great Eastern Street/Commercial Street/ Bethnal Green Road junction	ⓧ ⧑ ⚙️	🌳		●●●●○	●●●●○
25	Great Eastern Street/Curtain Road/Charlotte Road/ Leonard Street junction	ⓧ ⧑ ⚙️ ⚙️	🌳		●●●●●	●●●●○
26	Brunswick Place/City Road/East Road junction	ⓧ ⧑ ⚙️			●○○○○	●●●○○
27	Old Street/Great Eastern Street/Pitfield Street junction	ⓧ ⧑ ⚙️	🌳		●●○○○	●●●○○
28	Old Street/Curtain Road/Hoxton Street junction	ⓧ ⧑ ⚙️			●○○○○	●●●○○

Figure 48. 28 Public space improvement projects





Figure 49. Illustrative view of vision for Curtain Road from the Urban Greening and Public Realm Framework.



Figure 50. Mapping of potential improvements for Shoreditch High Street

# Part C – Shaping local neighbourhoods

A number of ‘neighbourhoods’ have been defined in the Future Shoreditch AAP to help direct appropriate development to the right places to add to the success of Shoreditch and continue to enable growth. The boundaries between these areas have been defined based on analysis of their varied respective built and land-use characters. Analysis of the streets, building heights, historic buildings and context, and day and night time experience across Shoreditch was undertaken. This led to areas with differing characteristics 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.

Understanding what makes each neighbourhood different helps bring the most appropriate mix of uses, public space priorities and types and size of development forward in those areas. The guidance that follows relates to each of these neighbourhoods in turn.

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

The opportunity sites give guidance on indicative heights in both storeys and approximate metre height. The floor height for a commercial storey is 4m. The floor height for a residential storey is 3.2m. The ground floor height is 5m for commercial and residential.



Neighbourhood area boundaries

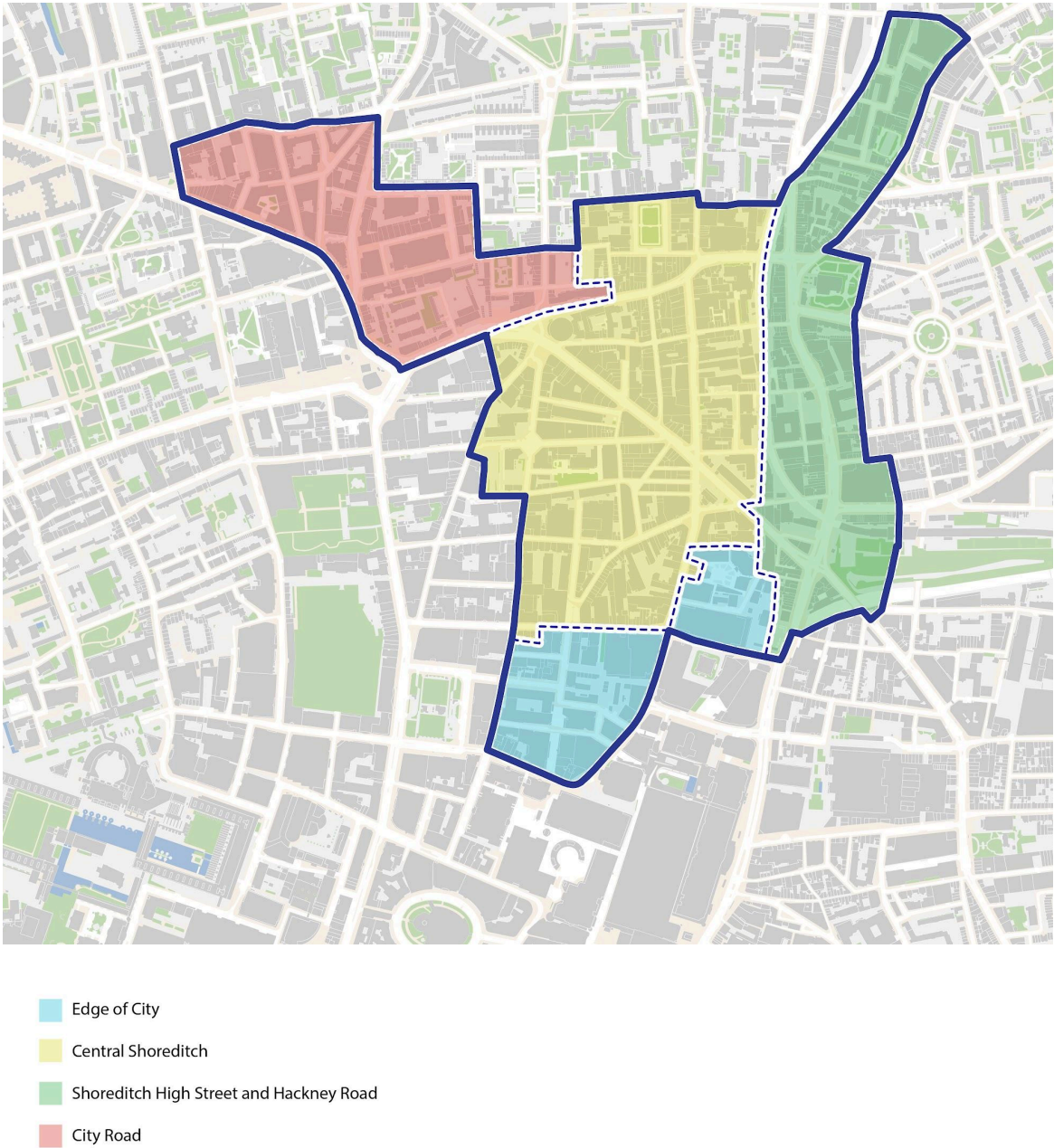


Figure 51. Neighbourhood area boundaries



## 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 have already been made to improve the area's streets and public spaces. These include Crown Place, Finsbury Market and Snowden Street which are now more inviting and comfortable spaces and increase connectivity with the Broadgate area. Priority areas for public space improvements within the Edge of City neighbourhood include Wilson Street, Clifton Street and Appold Street.

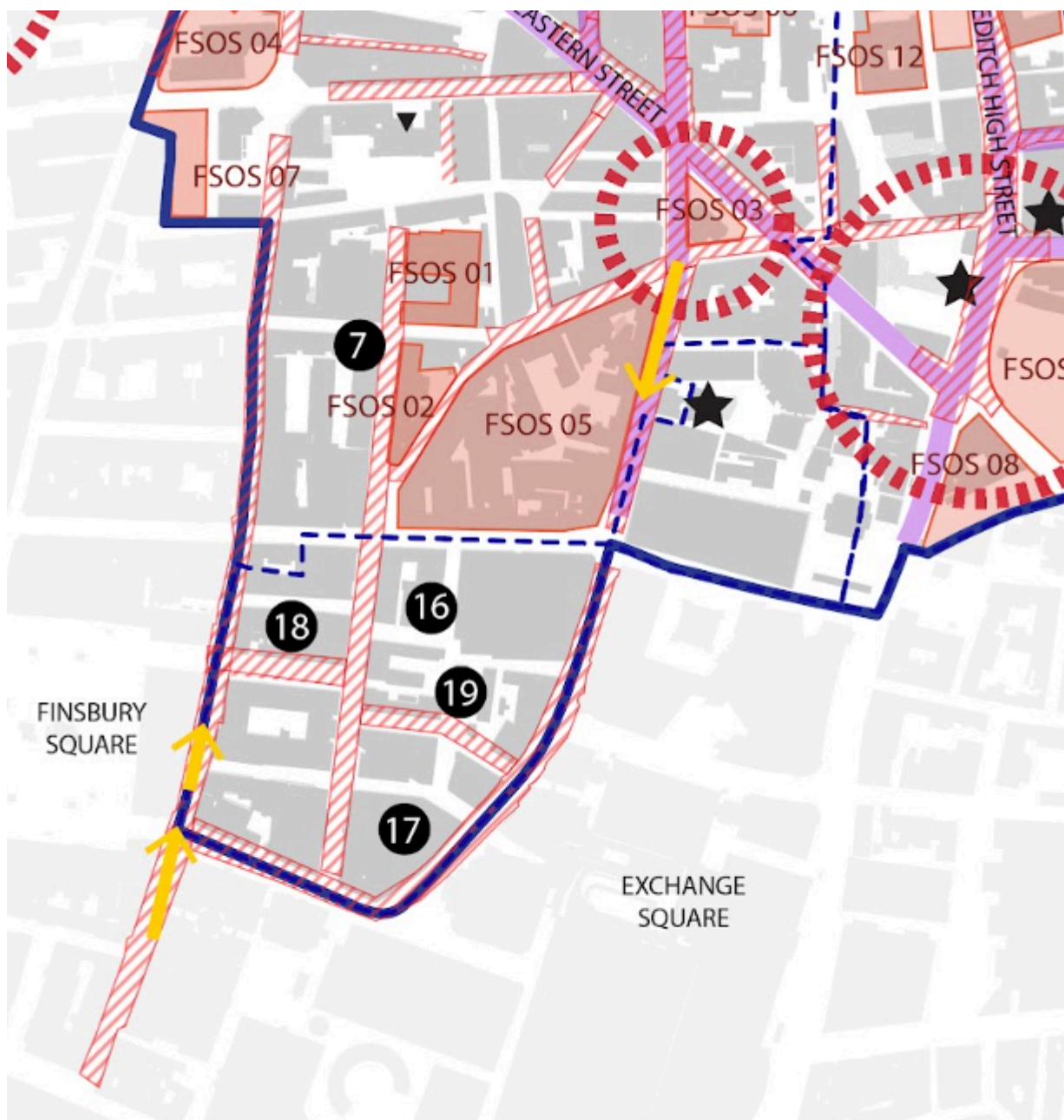




Figure 52. Edge of the City neighbourhood public space improvement priorities and local views

## Policy N01 – 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 as set out in Policy FS01.**
- B. Residential uses should be provided alongside office floorspace on new development sites that can physically and viably accommodate residential use as set out in Policy FS02.**
- C. Other uses suitable for the area include arts and culture and community uses including those which maximise the cultural Shakespearean heritage.**
- D. Art, culture, leisure and retail should be provided on the Curtain Road frontage as set out in Policy FS05.**
- E. Tall buildings may be appropriate within Zone 2 as set out in Policy FS09. The protected Strategic View Background area (Westminster Pier to St Paul's Cathedral) as set out in the London View Management Framework must be responded to in design development**
- F. Development should preserve or enhance the character and appearance of the Sun Street Conservation Area and protect the local views identified in Figure 49 which aid in legibility and contribute positively to local townscape.**
- G. New development should contribute towards public space improvements. In the Edge of City neighbourhood the priorities are listed below and identified on Figure 44:**
  - 7. Wilson Street leading to Paul Street**
  - 16. Crown Place/Clifton Street**
  - 17. Sun Street/Appold Street**
  - 18. Christopher Street**

## 19. Pindar Street



Figure 53. 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. The areas of Edge of the City neighbourhood appropriate for tall buildings is set out in Policy FS09 Figure 40.

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. Part of this neighbourhood is within the Sun Street Conservation Area, but 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. The prevailing height across the area is typically around six storeys, but it varies across the area with some very tall buildings recently constructed. However, much of the area falls within the backdrop (wider setting consultation area) of the strategic view of Westminster Pier to St Paul's Cathedral and a very small part of it is within the strategic view of King Henry VIII's Mound in Richmond Park to St Paul's Cathedral.

Through recent development works within the Edge of City neighbourhood, the archaeological remains of The Curtain Playhouse were discovered. This is the original theatre where Shakespeare and contemporaries are known to have shown their plays. They are now housed in the soon-to-open Museum of Shakespeare and provide a new cultural destination. This is the second scheduled monument in Shoreditch – the other is below ground but is also the archaeological remains of a Shakespeare linked theatre found in the Central Shoreditch neighbourhood.

### **Public space improvement opportunities**

The area will benefit from significant public space improvements through the Shoreditch Public Realm and Urban Greening Framework. The framework sets out a clear aspiration to better connect this area with Central Shoreditch and to soften hard spaces creating green routes between existing open spaces, while enhancing the arrival experience from Liverpool Street Station.

Public space improvements include:

7. Wilson Street (leading onto Paul Street) – Wilson Street is currently dominated by vehicles and through-traffic, with limited greenery and links into Paul Street feel disconnected. There is an opportunity to transform Wilson Street into part of a new north-south green corridor, with wider pavements, street trees, and a stronger focus on pedestrian and cycle movement. This would include Exchange Square, Crown Place, and Finsbury Square through a reduction in traffic and parking, footway improvements and the delivery of amenity, trees, and low-level planting.

16. Crown Place/Clifton Street – While Clifton Street is already traffic-calmed, it could benefit from more greenery as it currently feels hard-edged. There is an opportunity to develop a key green corridor and movement route which will connect Liverpool Street station and the open spaces of Broadgate with Mark Street Gardens.

17. Sun Street/Appold Street – These streets which border the City of London are important in establishing the environmental quality of London's financial and tech centre. This is a key movement route for improvement to connect wider activity surrounding Barbican and Smithfield Market.

18. Christopher Street – There is the potential to create an improved pedestrian and cycle east-west route connecting Finsbury Square and Exchange Square, with play features and increased greenery.

19. Pindar Street – This street has the opportunity to create an east-west route connecting Finsbury Square and Exchange Square.

### 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.



Figure 54. Illustrative view of vision for Crown Place taken from the Urban Greening and Public Realm Framework.

## Neighbourhood 02: Central Shoreditch

The Central Shoreditch neighbourhood is recognisably 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 leisure uses which have creatively adapted, reused and refurbished the robust and versatile brick warehouse buildings. There



are residential uses found throughout the area. 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.

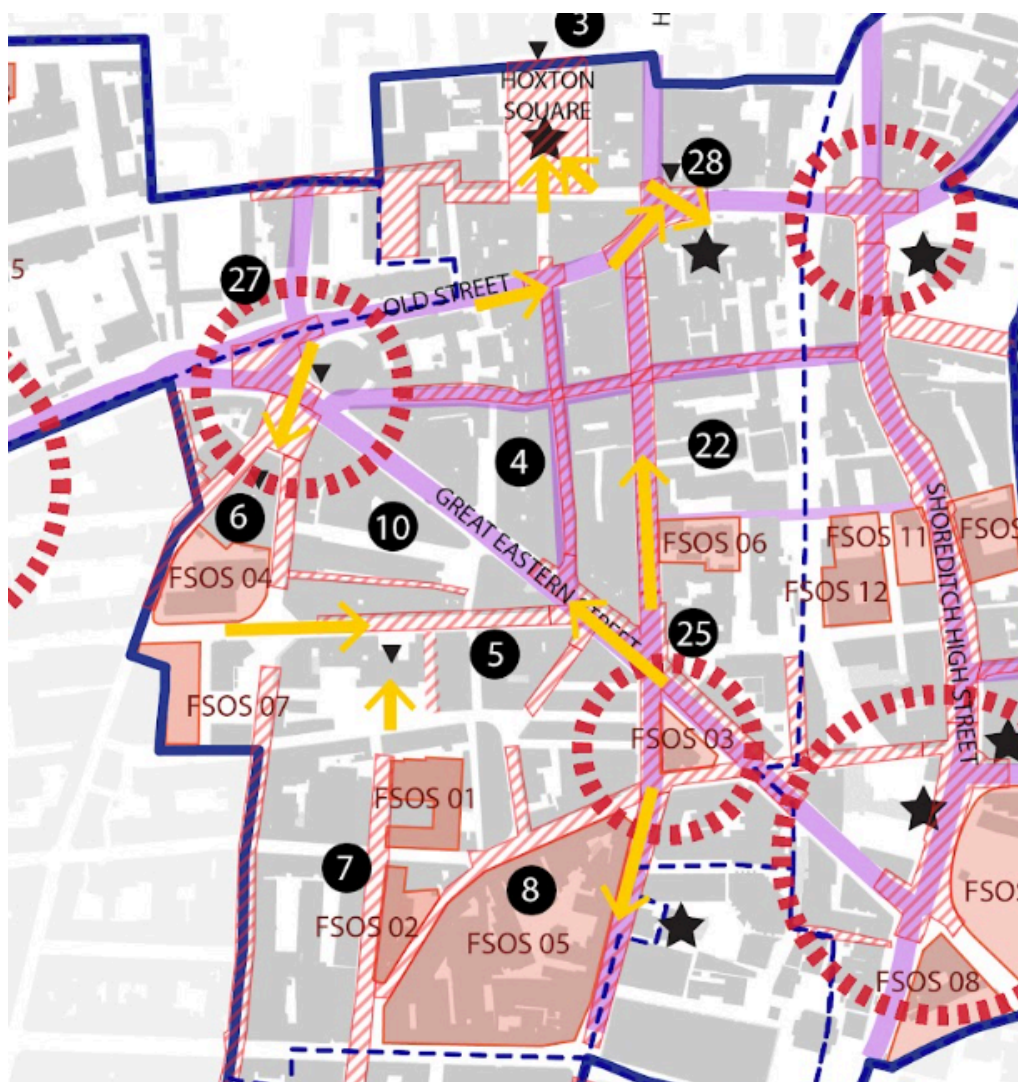
Improvements to key streets continue to be made and these improvements, typically giving pedestrians and cyclists more space and greater priority, play an important role in promoting safe, comfortable, walkable streets. Key areas for improvement include the key lower order streets which traverse the 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 FS0S 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 55. Curtain Road at night





- Neighbourhood
- Key streets
- Opportunity sites
- Public realm improvements
- Gateway
- Major landmark
- Minor landmark
- Local views

Figure 56. Central Shoreditch neighbourhood public space improvement priorities and local views

## **Policy N02 – 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 a minimum of 60% of floorspace in all development within the Shoreditch Priority Office Area (POA) as set out in Policy FS01.**
- B. Residential uses should be provided alongside office floorspace on new development sites that can physically and viably accommodate residential use, as set out in Policy FS02.**
- C. Other uses suitable for the area include arts, culture, small scale retail and community uses.**
- D. Arts, culture, leisure and larger retail should be provided on the Curtain Road, Rivington Street, Charlotte Road, Great Eastern Street and the Old Street frontages as set out in Policy FS05.**
- E. Evening and night time economy proposals that are inclusive and diverse will be supported as set out in Policy FS05.**
- F. Tall buildings may be appropriate within Zones 1 and 2 identified on the Policies Map in FS09, and a tall building is considered appropriate within the specific Opportunity site of FSOS 05. The protected Strategic View Background area (Westminster Pier to St Paul’s Cathedral) as set out in the London View Management Framework must be responded to in design development.**
- G. All development should preserve or enhance the character of the South Shoreditch Conservation Area and respect the area’s fine urban grain.**
- H. Development should respond positively to the local views identified in Figure 47 which aid in legibility and contribute positively to local townscape.**
- I. The priority opportunity sites in this neighbourhood identified in Figure 47 are:**
  - FSOS 01 – 110 Clifton Street**
  - FSOS 02 – 64–80 Clifton Street**
  - FSOS 03 – 35–45 Great Eastern Street**
  - FSOS 04 – 110 Tabernacle Street**
  - FSOS 05 – Street Block defined by Worship Street, Curtain Road, Holywell Row & Scrutton Street**

- **FSOS 06 – 100–102 Curtain Road (former London College of Fashion)**
  - **FSOS 07 – Site bounded by Tabernacle Street**
- J. New development should contribute towards public space improvements. In the Central Shoreditch neighbourhood the priorities are listed below and identified on Figure 47:**
- 3. Hoxton Square**
  - 4. Charlotte Road**
  - 5. Leonard Street**
  - 6. Tabernacle Street/Singer Street/Tabernacle Square**
  - 7. Paul Street/Wilson Street**
  - 8. Holywell Row/Scrutton Street/Phipp Street**
  - 9. Rivington Street**
  - 10. Blackall Street**
  - 15. King John Court**
  - 22. Curtain Road**
  - 25. Great Eastern Street/Curtain Road/Charlotte Road/Leonard Street junction**
  - 27. Old Street/Great Eastern Street/Pitfield Street junction**
  - 28. Old Street/Curtain Road/Hoxton Street junction**

## **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 three and six 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 extension of the Special Policy Area, within which there is a presumption against granting any new premises licences, club premises certificates or variations of 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 space improvement opportunities**

Having already invested in delivering public space improvements across this central area of Shoreditch, the Council will look to continue this work through the implementation of the Future Shoreditch AAP. This progress will be guided by the priorities and aspirations set out in the Shoreditch Public Realm and Urban Greening Framework, which focus on creating a unified and coherent network of streets, and increasing pedestrian and cycle routes.

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

3. Hoxton Square – This key heritage site and valuable open space is located on the border between commercial and residential Hackney. It presents an opportunity to improve the heritage setting, diversify the spaces, create activity and enhance biodiversity.

5. Leonard Street – This is a characterful Shoreditch street with a diverse mix of uses. Public space improvements provide the opportunity to extend the character of the 'Shoreditch triangle' south of Great Eastern Street.

6. Tabernacle Street/Singer Street/Tabernacle Square – Tabernacle Square is underused despite its scale, with dominance of hard surfacing and traffic circulation. There is potential to transform it into a unique gateway space, better connected to the wider pedestrian network and contributing to local greening.

7. Paul Street/Wilson Street – This is a key north–south route, which has the potential to enhance the environment for existing retail and hospitality with interventions such as widened footways, new planting, improved cycle priority and active ground-floor frontages to create a greener, more welcoming route.

8. Holywell Row/Scrutton Street/Phipp Street – These narrow but characterful Central Shoreditch Streets have the potential to be redesigned to give greater pedestrian and cycle priority. These streets should feel like part of a joined-up network of east–west green corridors, complementing nearby public spaces.

10. Blackall Street – Blackall Street is a narrow street with much informal street art which has opportunities to become a calmer, pedestrian-oriented route, with planting, street furniture, and opportunities for more creative or community use.

15. King John Court – Vehicles are prioritised on the street and the public realm is poor quality. Reallocating space from traffic parking and introducing more trees, shrubs and planting and seating will improve the pedestrian experience along this road.

22. Curtain Road – This historical Central Shoreditch street with vibrant night-time activity is also a key north-south route through the center of Shoreditch. Here the proposal aims to reduce traffic dominance by narrowing the carriageway and re-routing general traffic to improve movement for pedestrians and cyclists and provide space for green infrastructure.

25. Great Eastern Street/Curtain Road/Charlotte Road/Leonard Street Junction – This is a key junction for the Central Shoreditch neighbourhood. Plans are to redesign the junction to reduce traffic dominance and prioritise safe pedestrian and cycle movement. Public space improvements should also introduce planting and high-quality surfacing, marking this as a key focal point in the local network and an important connection across Great Eastern Street.

North of Great Eastern Street, the key priority areas are:

4. Charlotte Road – Charlotte Road is a popular route with high-quality historic buildings and food and drink uses, which could be enhanced through pedestrianisation and integrated low-level SuDS beds. This aims to create a north-south green corridor to Hoxton Square and improve the setting of heritage buildings and activated frontages through enhanced paving and integrated street furniture.

9. Rivington Street – The improvements already delivered along Rivington Street could be extended up to the railway line, consolidating its role as a safe pedestrian route. There are opportunities to address traffic through Garden Walk and create opportunities for new public space with seating and planting, balancing movement with space for social interaction.

27. Old Street/Great Eastern Street/Pitfield Street Junction – There are opportunities to improve pedestrian and cycling routes through traffic calming measures such as clearer layout for crossing points, better connected cycling infrastructure, larger pedestrian space and high quality surfacing that includes greening.

28. Old Street/Curtain Road/Hoxton Street Junction – Another key gateway to Shoreditch, this junction has opportunities to connect residential Hoxton Square with commercial Shoreditch with traffic rerouting, the creation of new pedestrian crossing, a protected two-way cycleway and new on-street cycle parking.

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

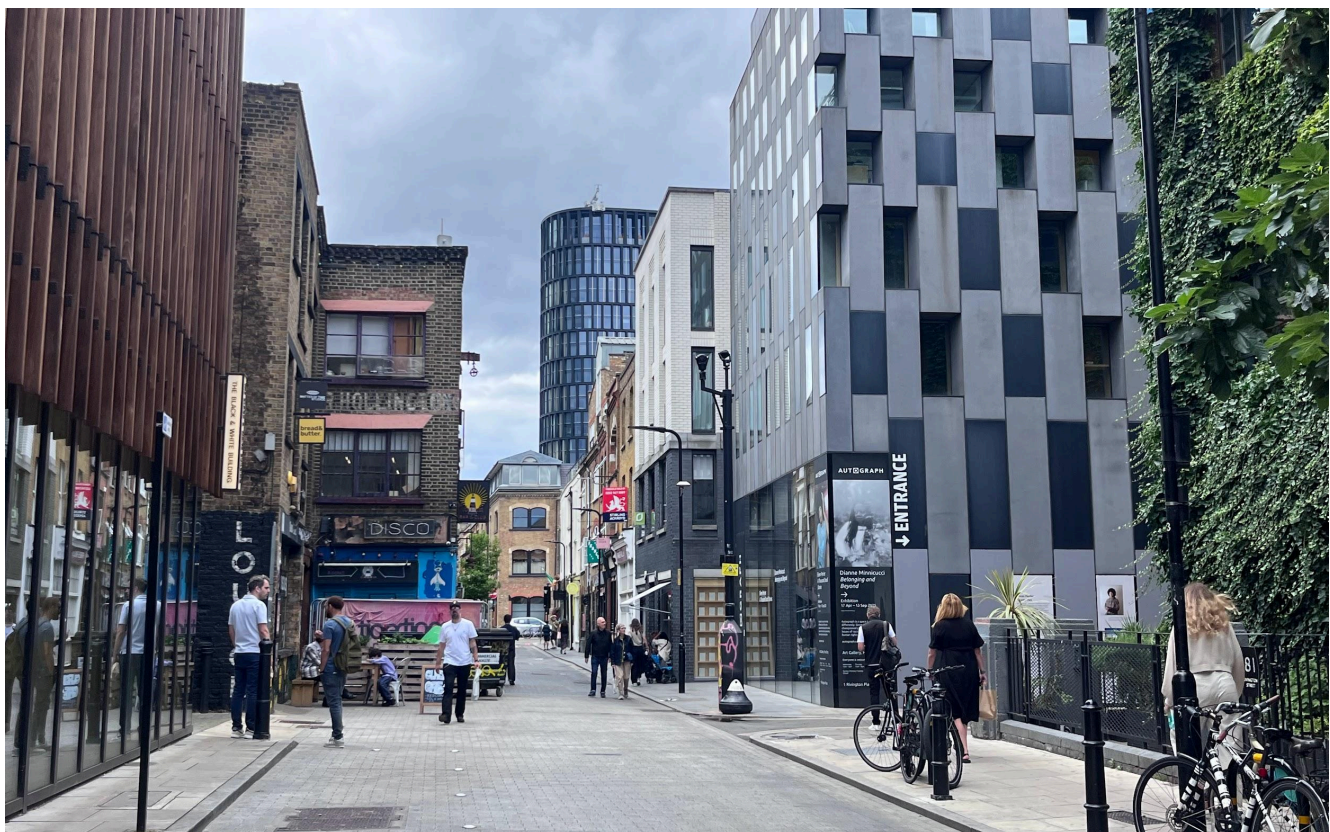


Figure 57. Rivington Street, looking west





Figure 58. Illustrative view of vision for Leonard Street from the Urban Greening and Public Realm Framework.

## 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/Medium

### Planning considerations:

- Central Activities Zone
- Shoreditch Priority Office Area
- Article 4 Direction Class E to residential (Class MA)
- Article 4 Direction Storage and Distribution to Residential Use (Class P)
- Shoreditch Special Policy Area
- Shoreditch Archaeological Priority Area
- South Shoreditch Conservation Area
- Buildings that are Positive Contributors to the Conservation Area are located to the east
- 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.
- Shoreditch Controlled Parking Zones

### Development guidance:

Employment-led mixed use development in accordance with the following principles:

#### Land use:

- Redevelopment should be office-led in accordance with Policy FS01.
- Residential land uses should be prioritised as part of an employment-led mixed use development when viable in accordance with Policies FS01 and FS02, and should be located in the southern part of the site, accessed off Scrutton Street and/or New North Place.
- Prominent ground floor frontage on Scrutton Street should be active.
- Small scale retail, arts, culture, entertainment or community uses are appropriate in accordance with Policy FS05.

#### Townscape, urban design and heritage:

- 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 be 4–5 storeys (approximately 17–21m) on the Scrutton Street frontage and 5–6 storeys (approximately 21–25m) to the northern end of the site.
- The site is not suitable for a tall building (30 metres +).

**Public spaces:**

- Redevelopment should contribute to public space improvements along Clifton Street (public space improvement 17) as shown on Figure 47.

**Approximate indicative capacity:**

- 13,000 sqm GEA of office space gross
- up to 300 sqm of retail floorspace





**FSOS 01 – 110 Clifton Street**

**Heritage mapping**

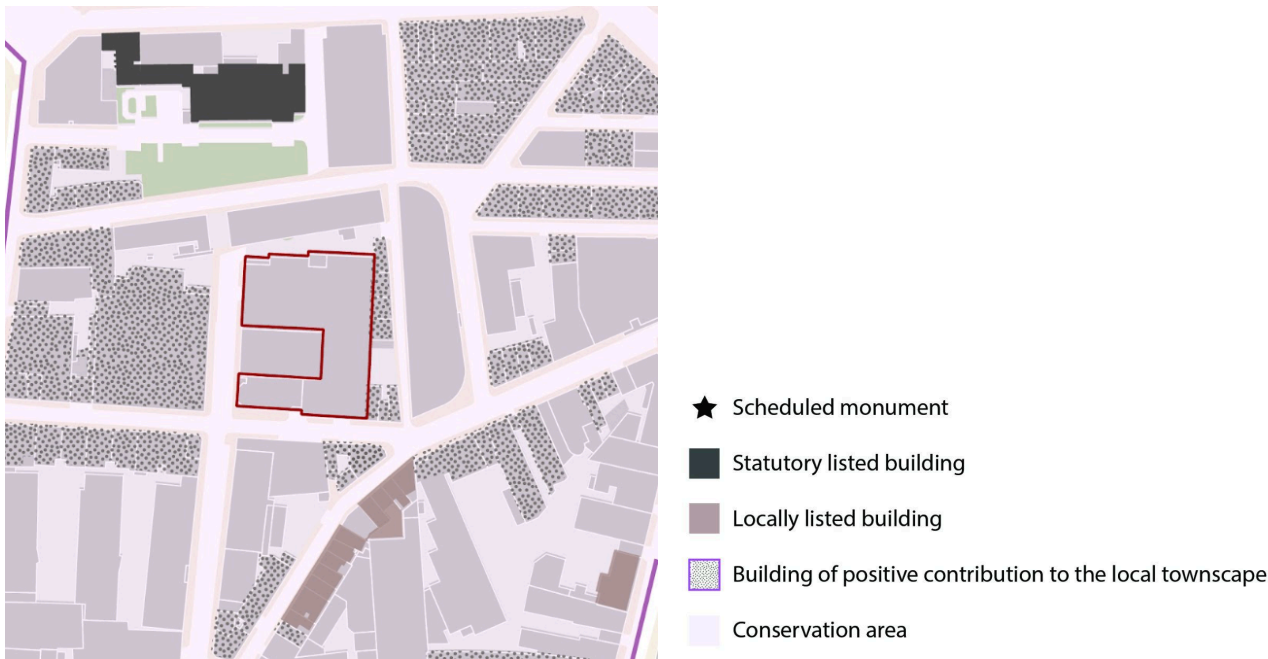


Figure 60. FSOS 01 – Heritage mapping

**Sensitivity to height in respect of townscape**

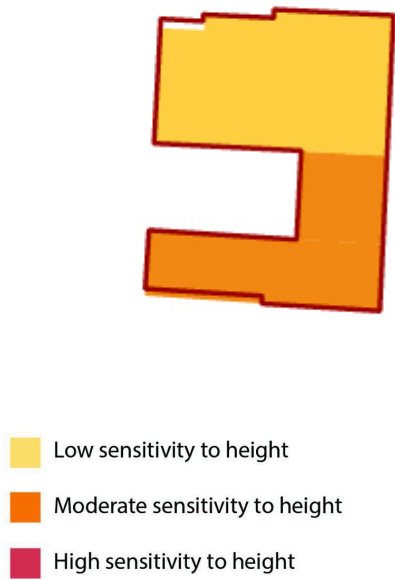


Figure 61. FSOS 01 – Sensitivity to height in respect of townscape

Indicative upper floor uses

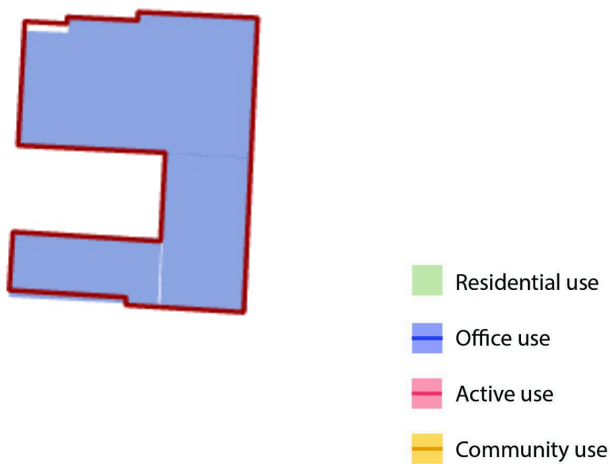


Figure 62. FSOS 01 – Indicative upper floor uses



## 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/Long

### Planning considerations:

- Central Activities Zone
- Shoreditch Priority Office Area
- Article 4 Direction Class E to residential (Class MA)
- Article 4 Direction Storage and Distribution to Residential Use (Class P)
- Shoreditch Special Policy Area
- Shoreditch Archaeological Priority Area
- Local Listed buildings close to site
- South Shoreditch Conservation Area
- Site includes buildings which are Positive Contributors to the South Shoreditch Conservation Area
- South Shoreditch Controlled Parking Zone

### Development guidance:

Employment-led mixed use development in accordance with the following principles:

### Land use:

- Redevelopment should be office-led in accordance with Policy FS01 with the focus along Clifton Street frontage.
- Residential land uses should be prioritised as part of an employment-led mixed use development when viable in accordance with Policies FS01 and FS02.
- Prominent ground floor frontages should be active.
- Small scale retail, arts, culture, entertainment, or community uses are acceptable in accordance with Policy FS05.

### Townscape, urban design and heritage:

- 64–66 Clifton Street and 4–8 Holywell Row are positive contributors within the South Shoreditch Conservation Area and should be retained.
- New development will need to take account of impacts on the setting of the locally listed buildings at 14 to 21 Holywell Row and the rest of the character of Holywell Row.
- Development to the north of 4–8 Holywell Row, as it fronts Holywell Row, should create a continuous street frontage, suitable for 3 storeys (approximately 12m) with a set back 4th storey.
- New development on Clifton Street appropriate at 5–6 storeys (approximately 21–25m).
- There is scope for the creation of private amenity space, accessed via Clifton Street.
- The site is not suitable for a tall building (30 metres +).

**Public spaces:**

- Redevelopment should contribute to public space improvements along Clifton Street (public space improvement 16) and along Holywell Row (public space improvement 8) as shown on Figure 47.
- Improvements along Holywell Row link into improvements along Scrutton Street and Phipp Street (public space improvement 8).

**Approximate indicative capacity:**

- 5000 sqm GEA of office space gross

FSOS 02

64-80 Clifton Street and 4-8 Holywell Row



- Residential use
- Office use
- Active use
- Community use
- Route
- Access route for all modes
- Potential through-route
- Public space

Figure 63. FSOS 02 – Indicative ground floor uses



## Heritage mapping

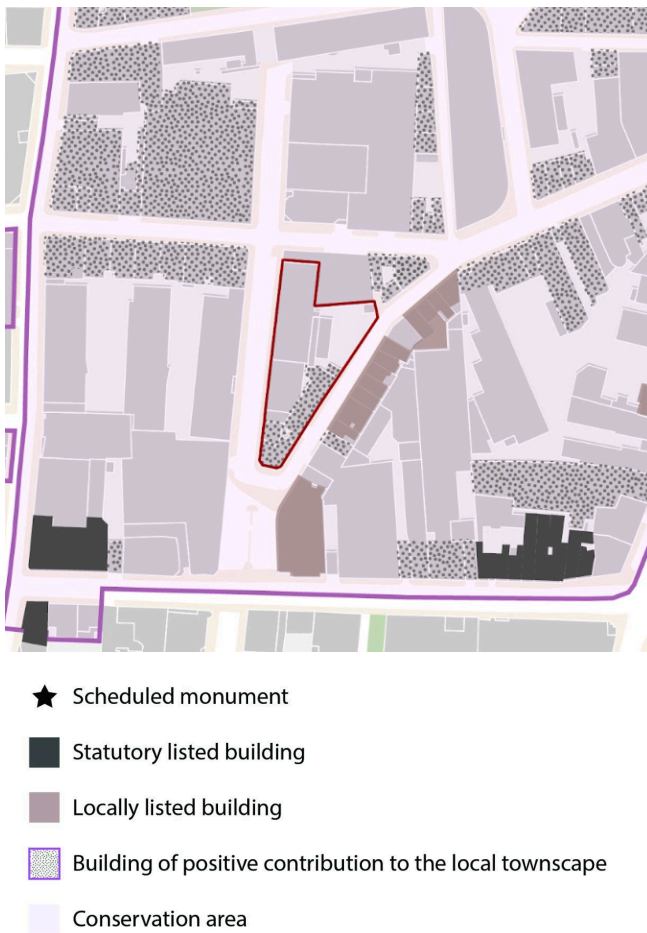


Figure 64. FSOS 02 – Heritage mapping

**Sensitivity to height in respect of townscape**

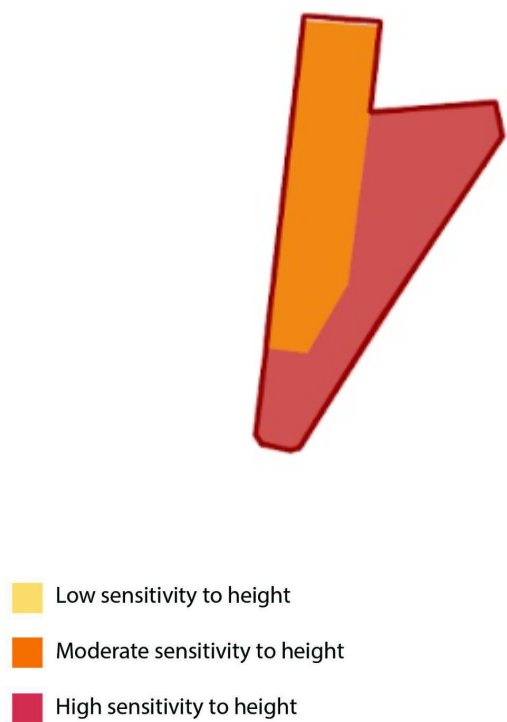


Figure 65. FSOS 02 – Sensitivity to height in respect of townscape

**Indicative upper floor uses**

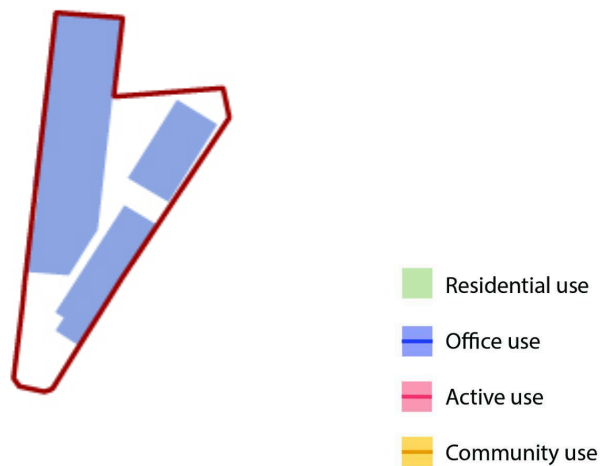


Figure 66. FSOS 02 – Indicative upper floor uses

## FS05 03 – 35–45 Great Eastern Street (American car wash)

- 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
- Article 4 Direction Class E to residential (Class MA)
- Article 4 Direction Storage and Distribution to Residential Use (Class P)
- Central Activities Zone Retail Cluster Frontage – Great Eastern Street
- Shoreditch Special Policy Area
- Shoreditch Archaeological Priority Area
- South Shoreditch Conservation Area
- Existing building on site considered to be a negative contributor to the South Shoreditch Conservation Area
- Buildings to the west considered to be positive contributors to the South Shoreditch Conservation Area
- Setting of Grade II listed building at 40 Great Eastern Street to the north east of the site, and the locally listed Old Blue Last Public House at 38 Great Eastern Street to the east of the site
- North Shoreditch Controlled Parking Zone

### Development guidance:

Office development in accordance with the following principles:

#### Land use:

- The site is suitable for a 100% office floorspace.
- Office development with ground floor active uses/frontage to strengthen Great Eastern Street character in accordance with Policy FS01.
- Along Great Eastern Street and Curtain Road active uses comprising arts, culture, leisure, and larger format retail uses would be acceptable in accordance with Policy FS05.

#### Townscape, urban design and heritage:

- Existing building has a negative impact on the South Shoreditch Conservation Area, detracting from its character and appearance. Redevelopment of the site provides the opportunity for the character and appearance of the South Shoreditch Conservation Area to be enhanced.
- 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 at 38 Great Eastern Street.
- New development should strengthen the building line along Great Eastern Street taking cues from Nos 21–33 and 45–49 Great Eastern Street.
- Building height along Great Eastern Street should respect prevailing shoulder heights.
- Appropriate building height is 7 storey shoulder height with setback (approximately 29m + 8m set back).



- Opportunity to create interesting 'bullnose' style corners to reference typical buildings along Great Eastern Street. In view of the visual prominence of the site, the impact on local views will be a key consideration.
- The site is potentially suitable for a tall building (30m +).

**Public spaces:**

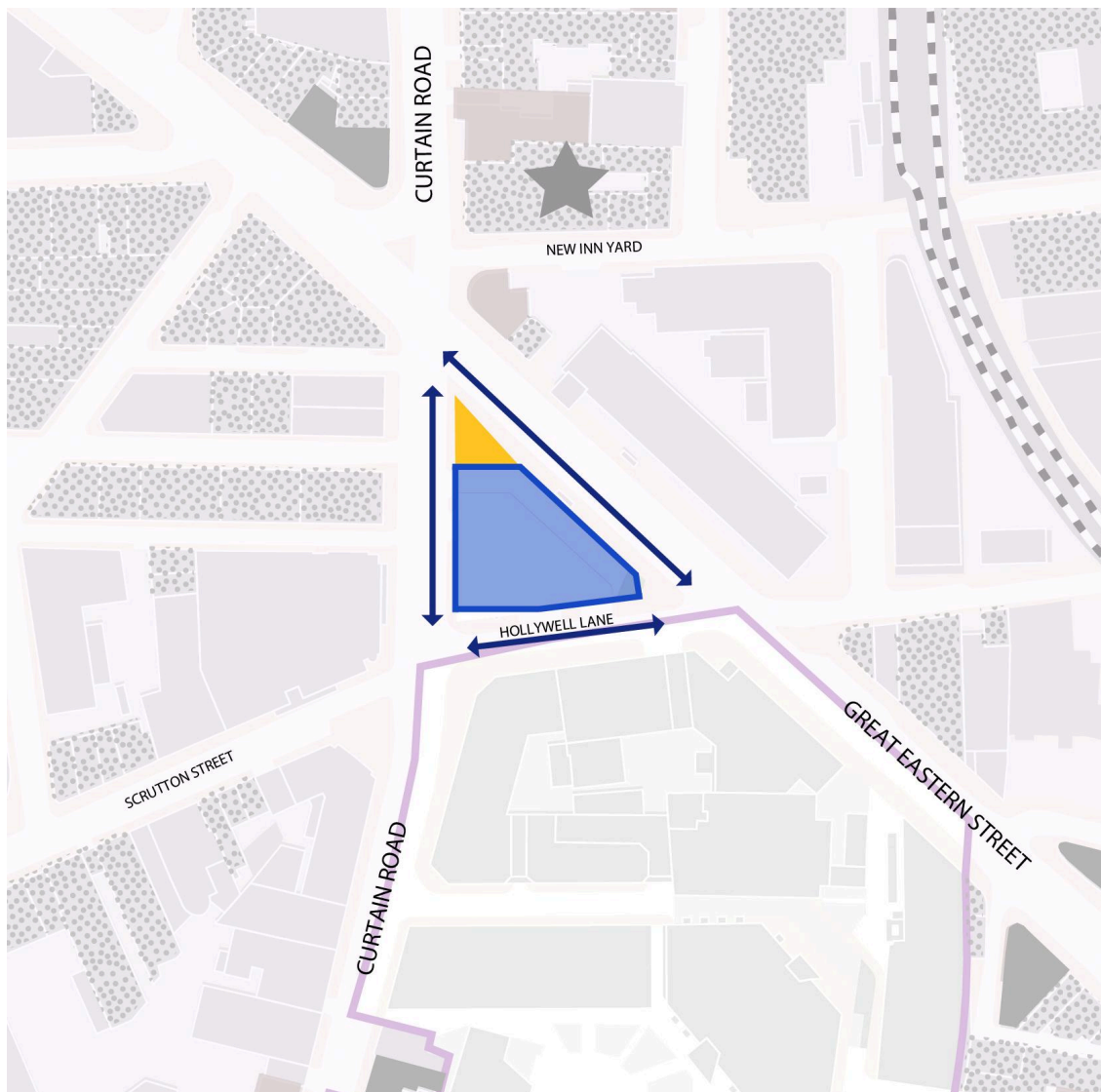
- Any development must retain the street tree at northern corner which provides visual amenity for the area.
- Redevelopment should contribute to public space improvements to the Great Eastern Street/Curtain Road/Charlotte Road/Leonard Street junction (public space improvement 25) as shown on Figure 47.

**Approximate indicative capacity:**

- 7,700 sqm GEA of office floorspace space gross

## FSOS 03

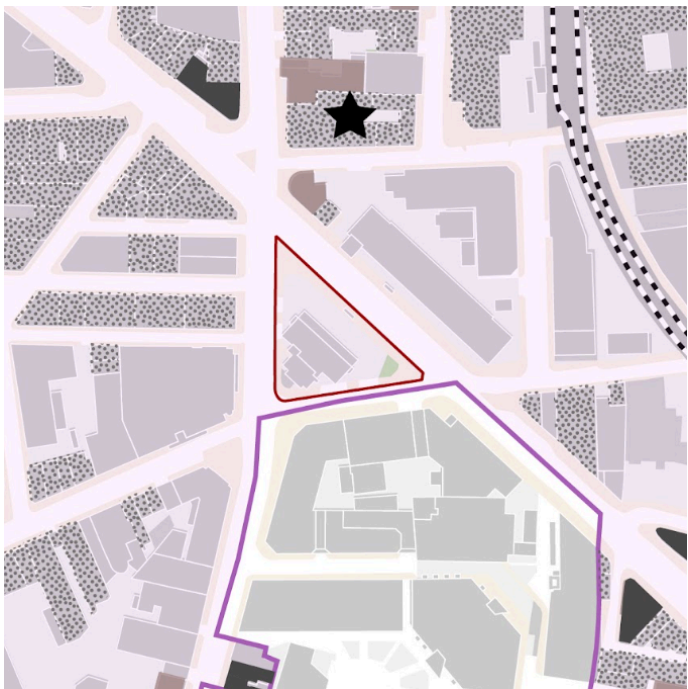
### 35–45 Great Eastern Street



- Residential use
- Office use
- Active use
- Community use
- Route
- Access route for all modes
- Potential through-route
- Public space

Figure 67. FSOS 03 – Indicative ground floor uses

Heritage mapping



- ★ Scheduled monument
- Statutory listed building
- Locally listed building
- Building of positive contribution to the local townscape
- Conservation area

Figure 68. FSOS 03 – Heritage mapping

Sensitivity to height in respect of townscape

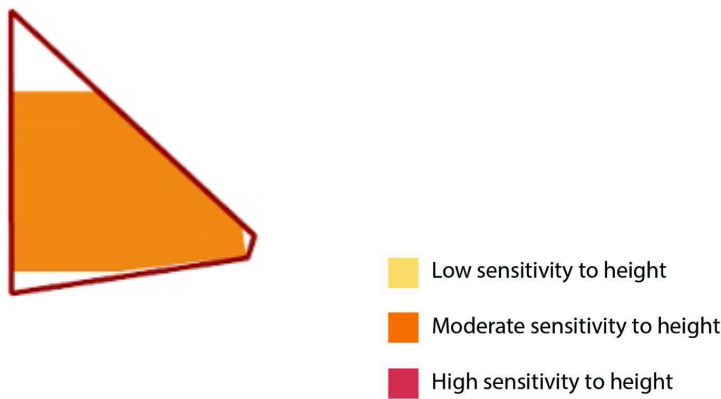


Figure 69. FSOS 03 – Sensitivity to height in respect of townscape



## Indicative upper floor uses

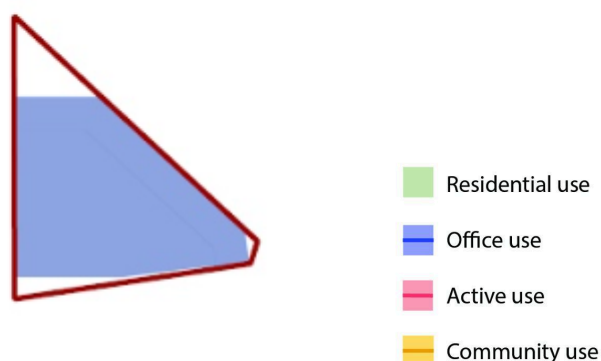


Figure 70. FSOS 03 – Indicative upper floor uses

## 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
- Article 4 Direction Class E to residential (Class MA)
- Article 4 Direction Storage and Distribution to Residential Use (Class P)
- Shoreditch Special Policy Area
- Shoreditch Archaeological Priority Area
- Northern part of the site lies within the South Shoreditch Conservation Area
- Buildings that make a positive contribution to the Conservation Area are located to the north.
- Setting of the Bunhill Fields and Finsbury Square (Islington), and 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
- North Shoreditch Controlled Parking Zone

### Development guidance:

Employment-led mixed use development in accordance with the following principles:

### Land use:

- Infill development on south-east and north-west corners should be office-led in accordance with Policy FS01.
- Ground floor uses to Tabernacle Street should be office-led providing an active frontage.

- Residential land uses should be prioritised as part of an employment-led mixed use development in accordance with Policies FS01 and FS02 and should be located to the north west part of the site accessed via Tabernacle Street.
- Ground floor uses to the corner of Paul Street and Leonard Street should be active in the form of arts, culture, retail, entertainment or community uses in accordance with Policy FS05, contributing to the character of Leonard Circus.
- Should the site be developed with infill development on the south-east and north-west corner, residential uses do not need to be included in these locations. However if the site is fully redeveloped residential should be provided.

#### **Townscape, urban design and heritage:**

- 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: Paul Street and Leonard Street – 6 storeys (approximately 25m); Tabernacle Street – 5 storeys (approximately 21m).
- 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.
- The site is not suitable for a tall building (30 metres +).

#### **Public spaces:**

- Development should contribute to public space improvements along Tabernacle Street as part of the wider Tabernacle square/Singer Street improvements (public space improvement 6) as shown on Figure 47.

#### **Approximate indicative capacity:**

- 4,200 sqm GEA of office space gross
- 350 sqm of retail
- 20 residential units

FSOS 04

110 Tabernacle Street

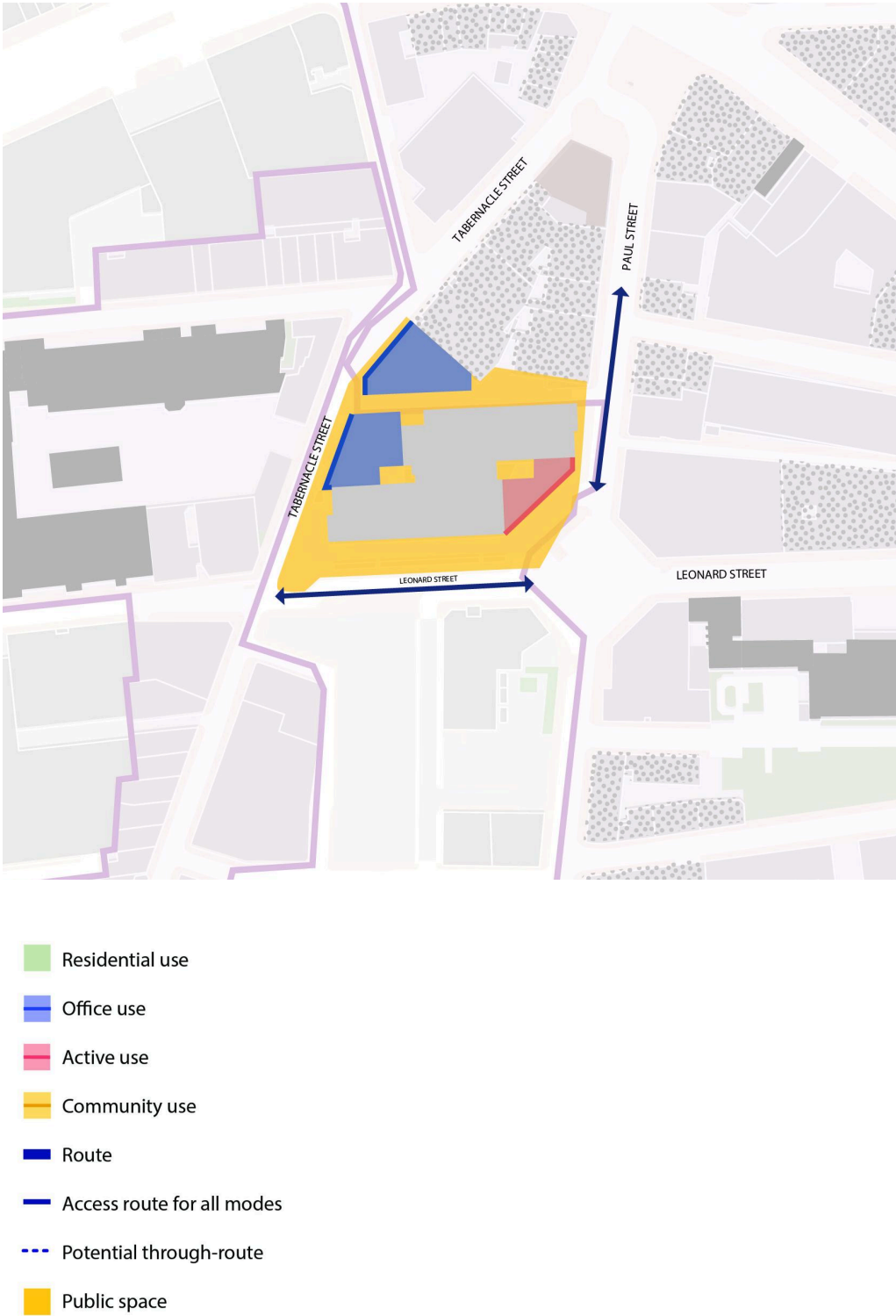
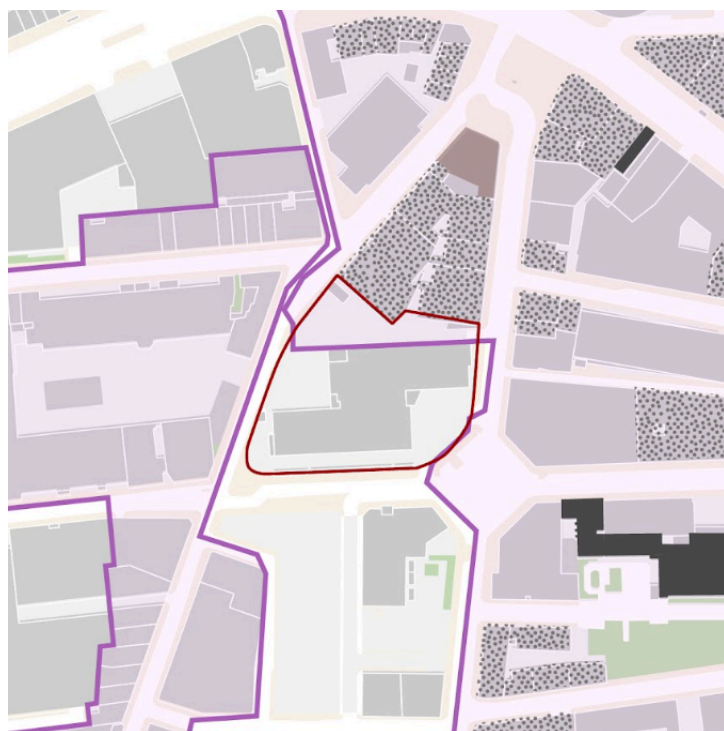


Figure 71. FSOS 04 – Indicative ground floor uses



## Heritage mapping



- ★ Scheduled monument
- Statutory listed building
- Locally listed building
- Building of positive contribution to the local townscape
- Conservation area

Figure 72. FSOS 04 – Heritage mapping

### Sensitivity to height in respect of townscape



Figure 73. FSOS 04 – Sensitivity to height in respect of townscape

### Indicative upper floor uses

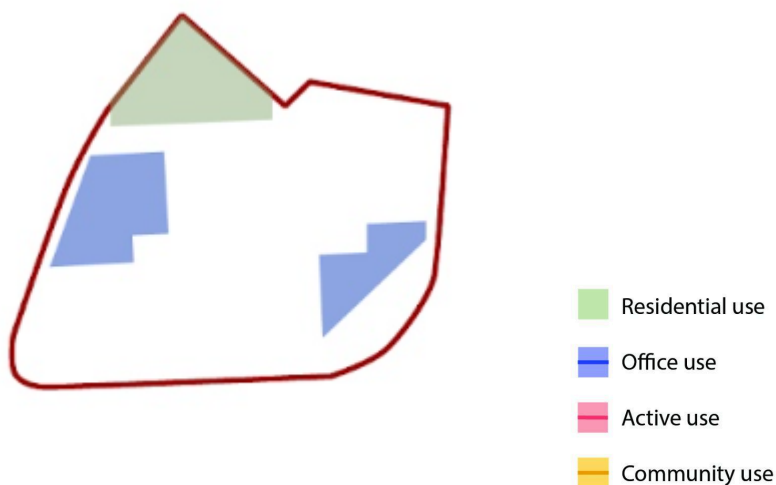


Figure 74. FSOS 04 – Indicative upper floor uses

## 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
- Article 4 Direction Class E to residential (Class MA)
- Article 4 Direction Storage and Distribution to Residential Use (Class P)
- Central Activities Zone Retail Cluster Frontage – Curtain Road
- Shoreditch Special Policy Area
- South Shoreditch Conservation Area
- Site includes Grade II\* and Grade II Listed Buildings (91–101 Worship Street and 103–105 Worship Street respectively)
- Site includes Locally Listed Buildings of 13–21 Curtain Road, 10 Holywell Row, 14 Holywell Row, 15–21 Holywell Row, 24–27 Holywell Row and Clifton House, 75–77 Worship Street
- Site includes buildings which are Positive Contributors to the South Shoreditch Conservation Area
- Site is adjacent to the Curtain Playhouse, a designated scheduled monument
- Site is within the setting of Grade II Listed Buildings at 24–26 Curtain Road
- 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 Controlled Parking Zone

#### **Development guidance:**

Employment-led mixed use development in accordance with the following principles:

#### **Land use:**

- Redevelopment should be office-led in accordance with Policy FS01.
- Provision of a range of employment floorspace unit sizes, including small-to-medium sized units in accordance with FS01.
- Residential land uses should be prioritised as part of an employment-led mixed use development in accordance with Policy FS02.
- Prominent ground floor frontages along Curtain Road and within the site should be active comprising arts, culture, leisure, and larger format retail uses in accordance with Policy FS05.
- Along Worship Street, arts, culture, entertainment, community and small scale retail uses in accordance with Policy FS05.

#### **Townscape, urban design and heritage:**

- 91–101 Worship Street and 103–105 Worship Street as Grade II\* and Grade II Listed Buildings should be retained and any development should take consideration of their setting.
- New development will need to take account of impacts on the setting of the Locally Listed Buildings within the site of 13–21 Curtain Road, 10 Holywell Row, 14 Holywell Row, 15–21 Holywell Row, 24–27 Holywell Row and Clifton House, 75–77 Worship Street.
- New development will need to consider the setting of the South Shoreditch Conservation Area.
- New development should consider the setting of the Listed Buildings near the site at 24–26 Curtain Road.
- New development will need to consider the impact of development on buildings that are considered to make a positive contribution to the South Shoreditch Conservation Area, both those located on the site and neighbouring the site.
- A detailed heritage assessment will be required to support development proposals.
- Appropriate building height for Scrutton Street frontages is 5 storeys (approximately 18m–21m).



- Appropriate building heights for Curtain Road frontages is 5–6 storeys (approximately 15m–21m).
- Appropriate building heights for Worship Street frontage are 4–5 storeys (approximately 17m).
- Appropriate building heights for Holywell Row are 3–4 storeys (approximately 12m–15.5m).
- The core of the site might present opportunities for greater heights than on the perimeter, where it can be demonstrated that the character of the conservation area and important views are not adversely affected.
- Important views must be considered including the backdrop of the London View Management Framework from Westminster Pier to St. Paul's Cathedral.
- Opportunity to improve the setting of the Phillip Webb (91–103 Worship Street) terrace to the rear.
- New development should, where possible, maintain the fine-grained historic plot division of the block, particularly on the block perimeter.
- Opportunity for some infill development along Worship Street, Curtain Road, Scrutton Street and Holywell Row.
- Potentially suitable for a tall building (30m +).

#### **Public spaces:**

- Major opportunity to deliver improvements along eastern site frontage to Curtain Road (public space improvement 22) and Holywell Row and Scrutton Street (public space improvement 8) as shown on Figure 47.
- The site presents the opportunity to improve permeability, introducing new legible and welcoming routes that connect with the wider street network, including improved connections to the east to integrate with the Stage development which will house the Museum of Shakespeare.

#### **Approximate indicative capacity:**

- 33,800 sqm GEA of office space
- 215 residential units
- 1,150 sqm of retail floorspace

**FSOS 05 – Street block defined by Worship Street, Curtain Road, Holywell Row and Scrutton Street**

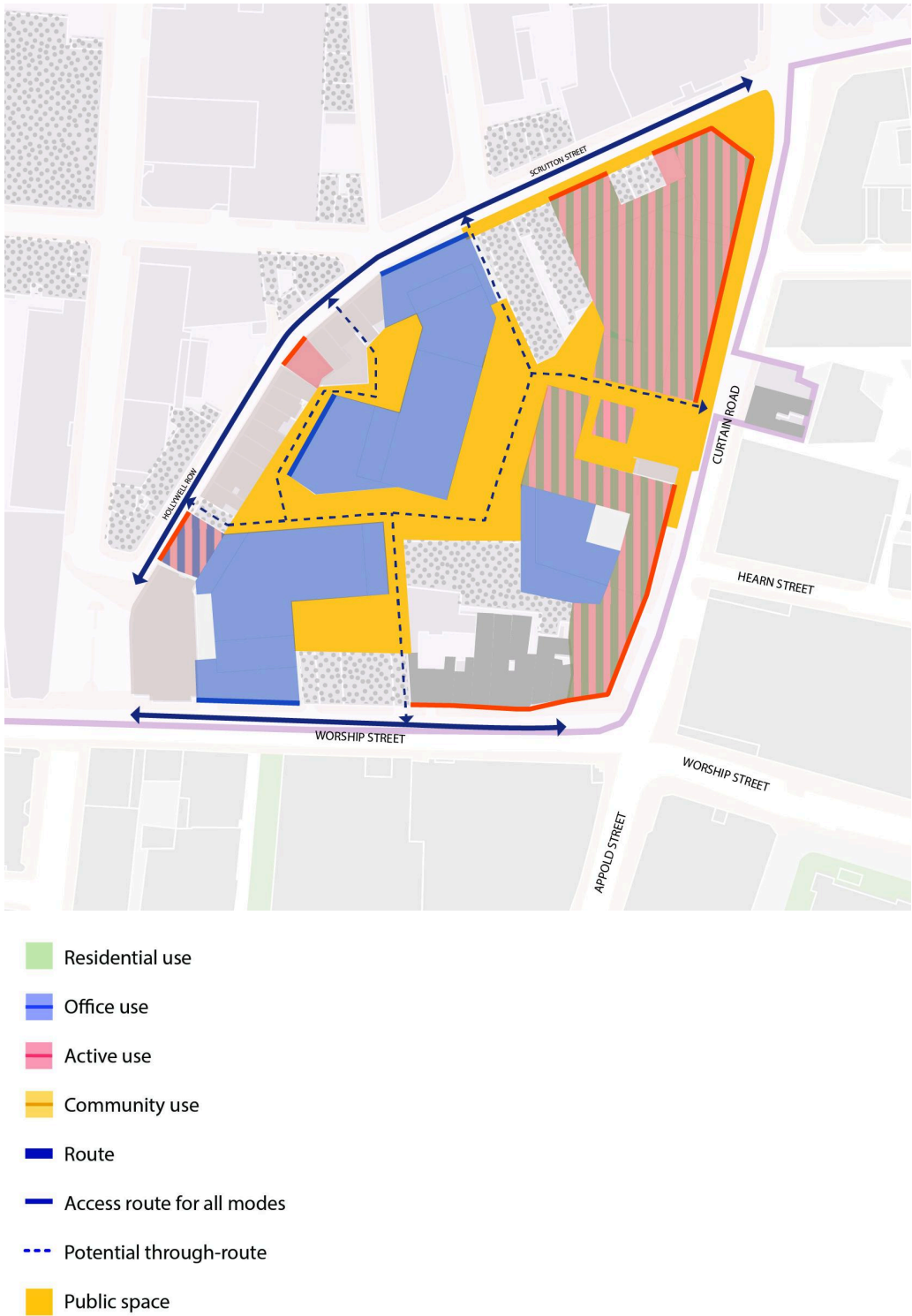
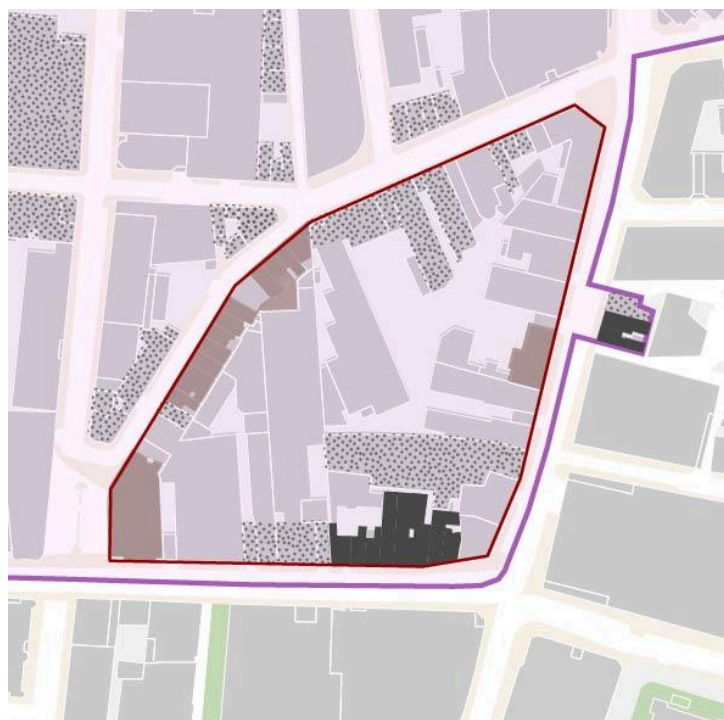


Figure 75. FSOS 05 – Indicative ground floor uses

## Heritage mapping



- ★ Scheduled monument
- Statutory listed building
- Locally listed building
- Building of positive contribution to the local townscape
- Conservation area

Figure 76. FSOS 05 – Heritage mapping



**Sensitivity to height in respect of townscape**

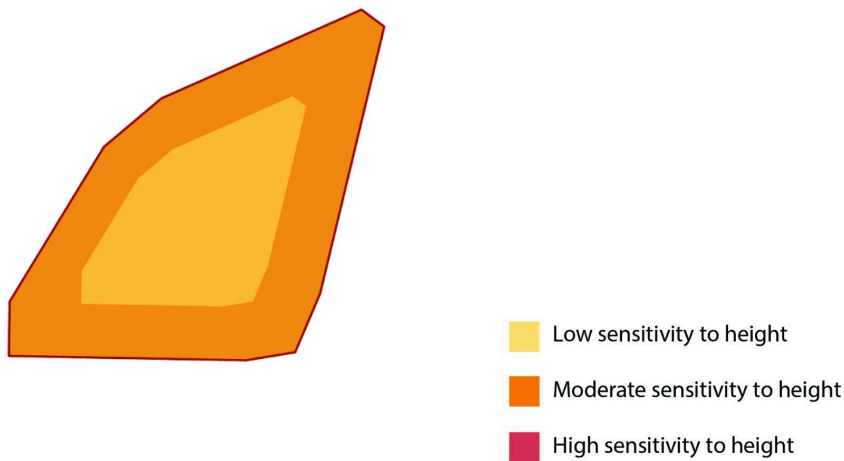


Figure 77. FSOS 05 – Sensitivity to height in respect of townscape

**Indicative upper floor uses**

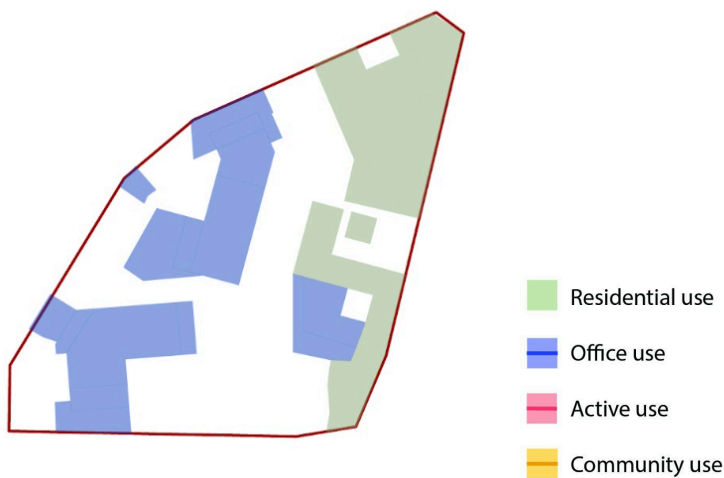


Figure 78. FSOS 05 – Indicative upper floor uses



Figure 79. Worship Street, Philip Webb building

## **FSOS 06 – 100–102 Curtain Road (former London College of Fashion)**

- Existing Use: Vacant (former Education use)
- Site Area: 0.17ha
- Ownership: Private
- PTAL Rating: 6a
- Timescale: Short

### **Planning considerations:**

- Central Activities Zone
- Shoreditch Priority Office Area
- Article 4 Direction Class E to residential (Class MA)
- Article 4 Direction Storage and Distribution to Residential Use (Class P)
- Central Activities Zone Retail Cluster Frontage – Curtain Road
- Shoreditch Special Policy Area
- Shoreditch Archaeological Priority Area
- South Shoreditch Conservation Area
- Site includes buildings which are Positive Contributors to the South Shoreditch Conservation Area
- Setting of the Grade II listed buildings at 43–47 Charlotte Road and 128–146 Curtain Road
- North Shoreditch Controlled Parking Zone

### **Development guidance:**

Employment-led mixed use development in accordance with the following principles:

#### **Land use:**

- Education uses are protected under Local Plan Policy, any development for the change of use would need to address how the proposal would accord with the relevant Local Plan policies.
- If the above point is addressed, redevelopment should be office-led in accordance with Policy FS01.
- Opportunity for residential use as part of a mixed use development in accordance with Policies FS01 and FS02.
- Prominent ground floor frontages along Curtain Road should be active comprising arts, culture, leisure, and larger format retail uses in accordance with Policy FS05.
- 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 (FS03).

### **Townscape, urban design and heritage:**



- Development should include refurbishment and conversion of the existing buildings on site which are Positive Contributors to the Conservation Area.
- Edwardian main school should be retained (acknowledging that this reduces opportunities for active frontages).
- There is potential for a single storey roof extension and extension to the western portion of the site.
- New development will need to consider the Conservation Area and the setting of the Grade II listed buildings at 43–47 Charlotte Road and 128–146 Curtain Road and in the wider area.
- Massing and building heights should respond to existing buildings on Bateman's Row and New Inn Street of 6 storeys + 2 storey setback (approximately 22.5m + setback).
- The site does present an opportunity for new development on its Curtain Road frontage.
- Existing former school building boundary wall should be retained.
- The site is not suitable for a tall building (30 metres +).

#### **Public spaces:**

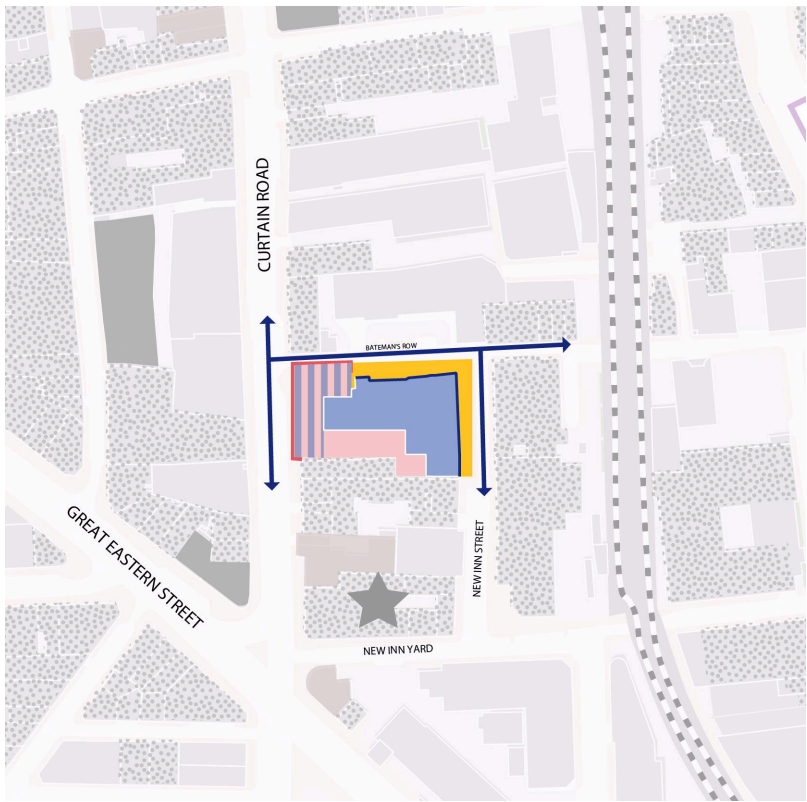
- Development should contribute to improvements along Curtain Road (public space improvement 22) which is identified as a key street in the Future Shoreditch AAP area and public space improvements along Bateman's Row (public space improvement 14) as shown on Figure 47.

#### **Approximate indicative capacity:**

- 5,320 sqm GEA of office floorspace
- 780 sqm of community space
- 590 sqm of retail floorspace

FSOS 06

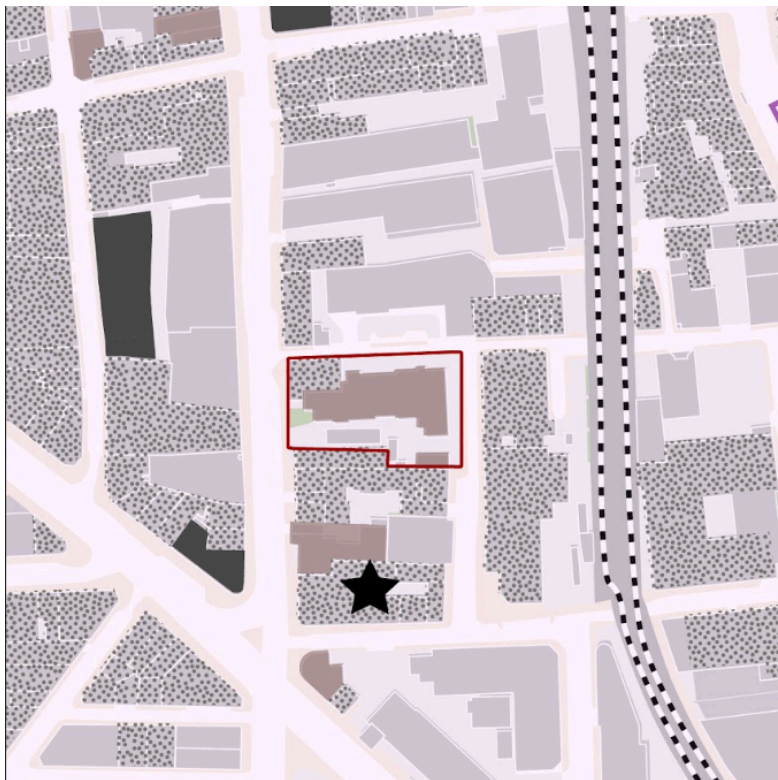
100–102 CURTAIN ROAD (FORMER LONDON COLLEGE OF FASHION)



- Residential use
- Office use
- Active use
- Community use
- Route
- Access route for all modes
- Potential through-route
- Public space

Figure 80. FSOS 06 – Indicative ground floor uses

## Heritage mapping



- ★ Scheduled monument
- Statutory listed building
- Locally listed building
- Building of positive contribution to the local townscape
- Conservation area

Figure 81. FSOS 06 – Heritage mapping



## Sensitivity to height in respect of townscape

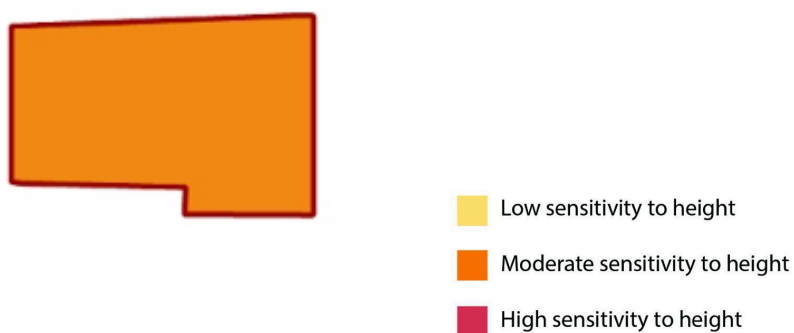


Figure 82. FSOS 06 – Sensitivity to height in respect of townscape

## Indicative upper floor uses

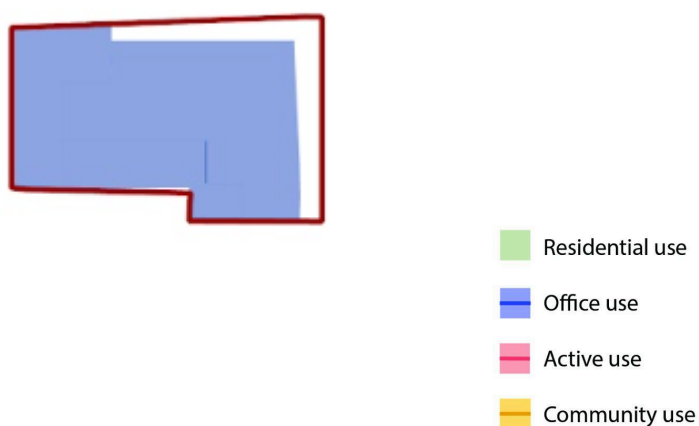


Figure 83. FSOS 06 – Indicative upper floor uses

## FSOS 07 – 11 Clere Street (Clere Street Car Park)

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

### Planning considerations:

- Central Activities Zone
- Shoreditch Priority Office Area
- Article 4 Direction Class E to residential (Class MA)
- Article 4 Direction Storage and Distribution to Residential Use (Class P)
- Central Activities Zone Retail Cluster Frontage – Curtain Road
- Shoreditch Special Policy Area
- Shoreditch Archaeological Priority Area
- 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
- South Shoreditch Controlled Parking Zone

### **Development guidance:**

Employment-led mixed use development in accordance with the following principles:

#### **Land use:**

- Redevelopment should be office-led in accordance with Policy FS01.
- Residential land uses should be prioritised as part of an employment-led mixed use development in accordance with Policies FS01 and FS02.
- Prominent ground floor frontage on Leonard Street should be active i.e. small scale retail, arts, culture, entertainment, or community uses in accordance with Policy FS05.

#### **Townscape, urban design and heritage:**

- 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.
- Appropriate building height on Clere Street of 5 storeys (approximately 21m) plus a single storey setback subject to amenity considerations.
- Appropriate building height on Leonard Street is 6 storeys (approximately 25m).
- Scale of massing responds to existing buildings along Kiffen Street and Clere Place.
- Opportunity for two separate entrances – one on northern and one on the southern end of Clere Place.
- New development will need to have regard to amenity impact of development for neighbouring residents.
- The site is not suitable for a tall building (30 metres +).

#### **Public spaces:**

- Development should contribute to public space improvements in the Leonard Circus area and specifically Leonard Street (public space improvement 5), Tabernacle Street/Singer Street/Tabernacle Square (public space improvement 6) and the north end of Paul Street/Wilson Street (public space improvement 7) as shown on Figure 47.

#### **Approximate indicative capacity:**

- 8,550 sqm GEA of office floorspace
- 30 residential units

FSOS 07 – 11 Clere Street (Clere Street Car Park)



- Residential use
- Office use
- Active use
- Community use
- Route
- Access route for all modes
- Potential through-route
- Public space

Figure 84. FSOS 07 – Indicative ground floor uses



Heritage mapping



- ★ Scheduled monument
- Statutory listed building
- Locally listed building
- Building of positive contribution to the local townscape
- Conservation area

Figure 85. FSOS 07 – Heritage mapping

Sensitivity to height in respect of townscape

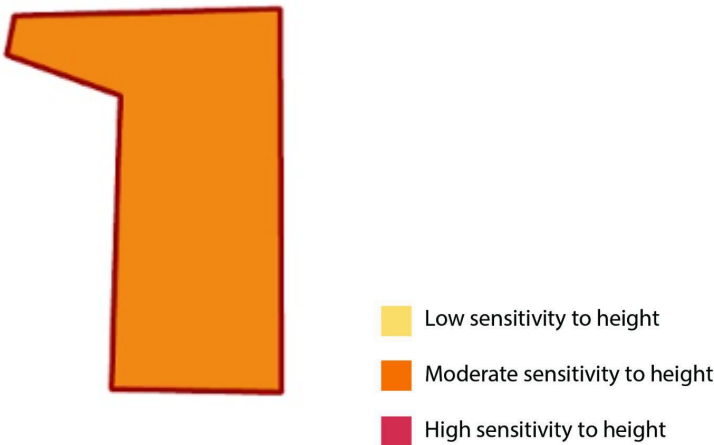


Figure 86. FSOS 07 – Sensitivity to height in respect of townscape

**Indicative upper floor uses**



Figure 87. FSOS 07 – Indicative upper floor uses

## Neighbourhood 03: Shoreditch High Street and Hackney Road

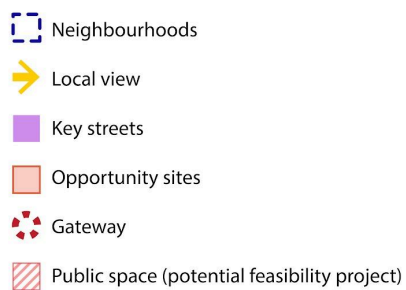
The Shoreditch High Street spine, which continues north along Hackney Road, is a busy and bustling high street environment with generous pavement widths and a varied built character. Heritage townscape is more prominent towards the north of Shoreditch High Street and onto Hackney Road. The character of the area is defined by wide streets and key points of crossing which differ from the more intimate streets and spaces in the Central Shoreditch area. Towards the north of the neighbourhood, the area plays an important role in supporting the day to day lives of those who live and work in the area. The south of the neighbourhood, where the larger and taller buildings are located, attracts a wider range of visitors.

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 the area outside of St Leonard's Church on Hackney Road which has enormous potential for improvement in this rapidly changing area.



Figure 88. New Inn Yard





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## **Policy N03 – 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 as set out in Policy FS01.**
- B. Residential uses should be provided alongside office floorspace on new development sites that can physically and viably accommodate residential use, as set out in Policy FS02.**
- C. Other uses suitable for the area include arts, culture, small scale retail and community uses.**
- D. Arts, culture, leisure and larger retail should be provided on the Shoreditch High Street, western end of Bethnal Green Road; and western end of Redchurch Street frontages as set out in Policy FS05.**
- E. Evening and night time economy proposals that are inclusive and diverse will be supported as set out in Policy FS05.**
- F. Tall buildings may be appropriate within Zone 2 identified on the Policies Map and in Policy FS09, and a tall building is considered appropriate within Opportunity Sites FSOS 08 and FSOS 10. The protected Strategic View Background area (Westminster Pier to St Paul's Cathedral) set out in the London View Management Framework must be responded to in design development.**
- G. Development should preserve or enhance the character and appearance of the Hackney Road, Kingsland and South Shoreditch Conservation Areas and respond positively to the local views identified in Figure 83 which aid in legibility and contribute positively to local townscape and respect the area's prominently fine urban grain.**
- H. The priority identified development opportunities in this neighbourhood identified in Figure 83 are:**
  - **FSOS 08 – Junction of Shoreditch High Street and Commercial Street**
  - **FSOS 09 – Telephone Exchange, Shoreditch High Street**
  - **FSOS 10 – Bishopsgate Goodsyards**
  - **FSOS 11 – 159–167 Shoreditch High Street**
  - **FSOS 12 – 14 Anning Street**

- I. New development should contribute towards public space improvements. In the Shoreditch High Street and Hackney Road neighbourhood the priorities are listed below and identified on Figure 45.**

**11. Calvert Avenue**

**12. Redchurch Street**

**13. Plough Yard**

**14. Bateman's Row**

**15. King John Court**

**20. Shoreditch High Street**

**21. Holywell Lane**

**23. A10/Old Street/Hackney Road junction**

**24. A10/Great Eastern Street/ Commercial Street/Bethnal Green Road junction**

### **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 be supported 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 Conservation Areas (Hackney Road, Kingsland and South Shoreditch) 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.



The Council has been enhancing the public spaces in the Shoreditch High Street and Hackney Road area of Shoreditch, and will continue this work through the implementation of the Future Shoreditch AAP. This progress will be guided by the priorities and aspirations to enhance Shoreditch's historic high street character, whilst delivering green corridors and new cycle infrastructure along its length, as set out in the Shoreditch Public Realm and Urban Greening Framework.

#### Public space improvement opportunities

11. Calvert Avenue – Improvements here should celebrate the heritage of the area and strengthen the link to Arnold Circus by strengthening the pedestrian character, reducing traffic, integrating play features and expanding planting and greening to extend the value of St Leonard's Churchyard and utilise the generous street width to support retail and food and drink uses.

12. Redchurch Street – Improvements should reinforce Redchurch Street's role as a distinctive retail destination while enhancing pedestrian safety by widening pavements, reducing traffic movement and parking, introducing seating and planting, and improving lighting to help elevate the connection after dark.

13. Plough Yard – This street is currently often used as a shortcut by vehicles, which could be transformed into a calmer route by restricting traffic and prioritising walking and cycling, with opportunities for planting and seating.

14. Bateman's Row – Improvements to deliver footway and surface enhancements for pedestrians and cyclists, and restrict traffic movement, will help improve the connection between Shoreditch High Street and Curtain Road.

15. King John Court – Vehicles are prioritised on the street and the public realm is poor quality. Reallocating space from traffic parking and introducing more trees, shrubs and planting and seating will improve the pedestrian experience along this road.

20. Shoreditch High Street – The street's significant width provides an opportunity to better accommodate existing uses, active travel, and green infrastructure by extending footways and integrating cycle lanes, delivering tree planting, and providing points to allow users to rest. Improvements enhancing this historic center of Shoreditch will improve north-south connection.

21. Holywell Lane – Opportunities here include reconfiguring the street to reduce the volume of traffic and extending footways, and provide new amenities such as seating and cycle parking. They also include delivering planting and SuDs features in the space to soften the hard environment, making Holywell Lane part of the wider network of green corridors.

23. A10/Old Street/Hackney Road Junction – Opportunities at this junction are to re-introduce a 'protected cycle junction' focused mainly on facilitating north-south movement safely, simplify pedestrian crossings, provision of seating within expanded public spaces, and reducing crossing length to strengthen the east-west green corridor link between St Leonard's Church and Hoxton Square, Charles Square, and Brunswick Place. The redundant slip road northwest of St Leonard's Church presents an opportunity to create a significant new pedestrian space and deliver planting to contribute to the green corridor along the A10.

24. A10/Great Eastern Street/ Commercial Street/Bethnal Green Road Junction – As a major gateway, improvements here should signal entry into Shoreditch and create a more legible

environment. There are opportunities to simplify and re-align pedestrian crossings, enhance cycle protection at junctions and integrate these with wider proposals of cycling infrastructure, and deliver tree planting and footway widening.

**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 Grade II listed Ye Olde Axe from Hackney Road.
- LV.B View of Grade II listed Ye Olde Axe across Fairchild’s Garden.
- LV.C View of St. Leonard’s Church and spire towards Shoreditch High Street.
- LV.D View of St. Leonard’s Church and pediment towards Hackney Road.
- LV.E View of St. Leonard’s Churchyard and Cleeve House from Calvert Avenue.
- LV.F View of Grade II listed buildings and Tea Building along Shoreditch High Street in both directions.



Figure 90. Illustrative view of vision for Shoreditch High Street from the Urban Greening and Public Realm Framework

## **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
- Article 4 Direction Class E to residential (Class MA)
- Article 4 Direction Storage and Distribution to Residential Use (Class P)
- Central Activities Zone Retail Cluster Frontages – Curtain Road and Shoreditch High Street
- Shoreditch Special Policy Area
- Shoreditch Archaeological Priority Area
- South Shoreditch Conservation Area
- Site includes buildings which are Positive Contributors to the South Shoreditch Conservation Area
- South Shoreditch Controlled Parking Zone
- Network Rail considerations

### **Development guidance:**

Employment-led mixed use development in accordance with the following principles:

#### **Land use:**

- Redevelopment should provide office floorspace in accordance with Policy FS01.
- Redevelopment should retain the existing residential floorspace as a minimum.
- The Shoreditch High Street frontage should be active i.e. retail, arts, cultural, leisure or community uses in accordance with FS05.

### **Townscape, urban design and heritage:**

- Development should improve the quality and heritage townscape around this identified gateway into Shoreditch, and add to the sense of place.
- Strengthen this corner of the key junction of Commercial Street and Shoreditch High Street.
- 21–32 Shoreditch High Street and 167 and 169 Commercial Street are positive contributors within the South Shoreditch Conservation Area and should be retained for their heritage value and contribution to the South Shoreditch Conservation Area and the South Shoreditch and Elder Street Conservation Areas (within London Borough of Tower Hamlets).
- New development will need to take account of impacts on the setting of the locally listed buildings at 223 to 230 Shoreditch High Street and the character and appearance of the South Shoreditch Conservation Area.
- The site is potentially suitable for a tall building (30m +).

### **Public spaces:**

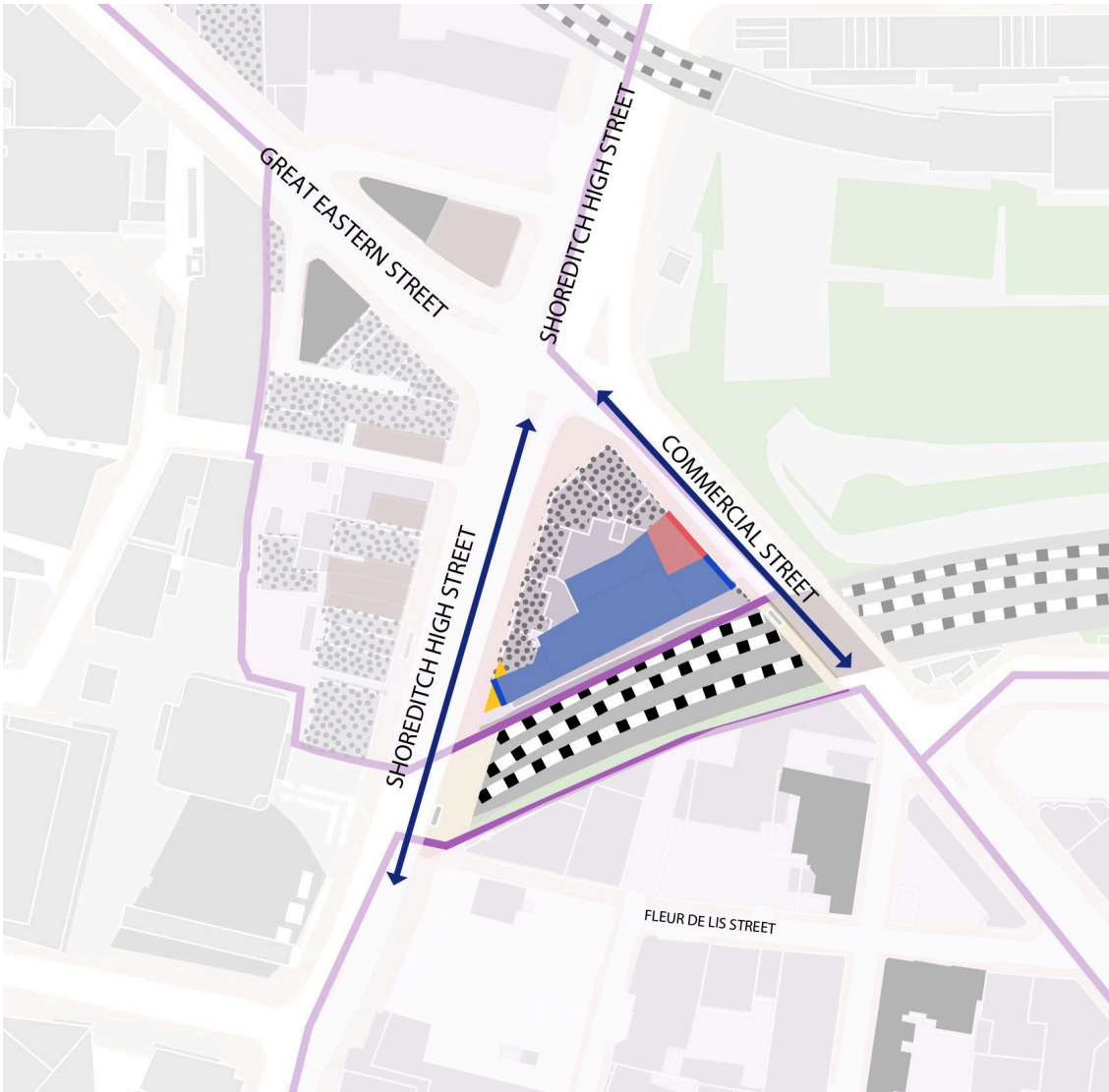


- Redevelopment should contribute to improvements along Shoreditch High Street (public space improvement 20) which is identified as a key street for improving the overall environment in the Future Shoreditch AAP area as shown on Figure 83.

**Approximate indicative capacity:**

- 9,250 sqm GEA of office space
- 200 sqm GEA of retail floorspace
- Retention of residential floorspace as a minimum

**FSOS 08 – Site at the junction of Shoreditch High Street and Commercial Street**



- Residential use
- Office use
- Active use
- Community use
- Route
- Access route for all modes
- Potential through-route
- Public space

Figure 91. FSOS 08 – Indicative ground floor uses

## Heritage mapping



- ★ Scheduled monument
- Statutory listed building
- Locally listed building
- Building of positive contribution to the local townscape
- Conservation area

Figure 92. FSOS 08 – Heritage mapping



**Sensitivity to height in respect of townscape**

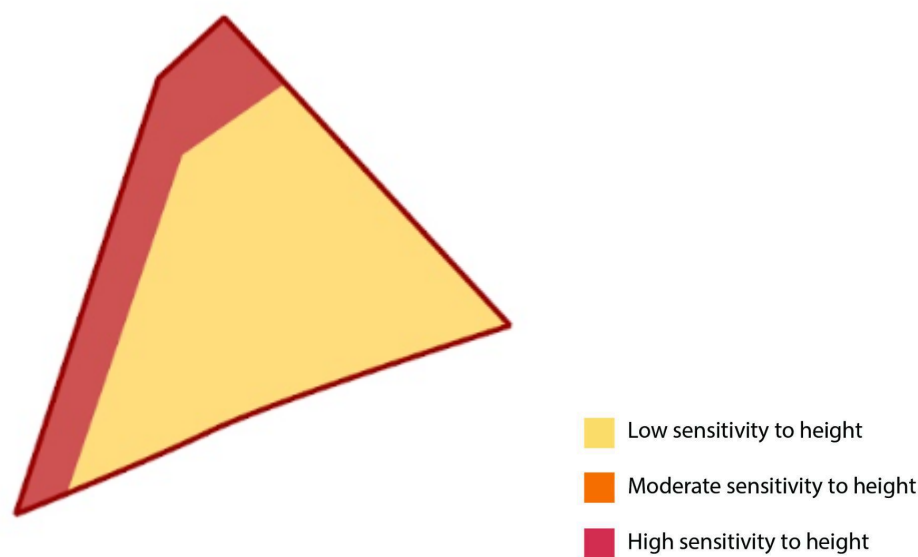


Figure 93. FSOS 08 – Sensitivity to height in respect of townscape

Indicative upper floor uses

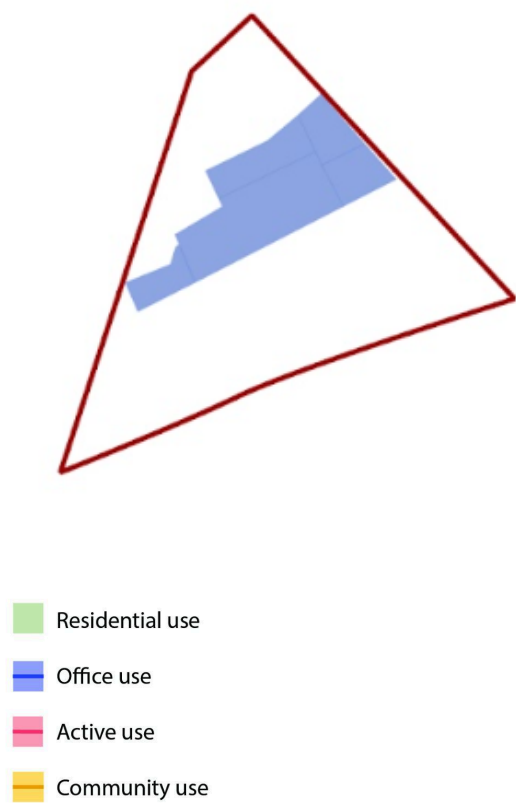


Figure 94. FSOS 08 – Indicative upper floor uses

## FSOS 09 – Telephone Exchange, 74 Shoreditch High Street

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

### Planning considerations:

- Central Activities Zone
- Shoreditch Priority Office Area
- Article 4 Direction Class E to residential (Class MA)
- Article 4 Direction Storage and Distribution to Residential Use (Class P)
- Central Activities Zone Retail Cluster Frontage – Shoreditch High Street
- Shoreditch Special Policy Area
- Shoreditch Archaeological Priority Area
- South Shoreditch Conservation Area located to the south
- The site includes a building that is a Positive Contributor to the South Shoreditch Conservation Area
- Boundary Estate Conservation Area in London Borough of Tower Hamlets located to the east
- Site within setting of Grade I Church of St Leonard and the Grade II listed Cleeve House and Workshops
- South Shoreditch Controlled Parking Zone

### Development guidance:

Employment-led mixed use development in accordance with the following principles:

#### Land use:

- Development should provide office floorspace in accordance with FS01 with a focus along Shoreditch High Street.
- Residential land uses should be prioritised as part of a mixed use development in accordance with Policies FS01 and FS02 and should be located to the upper levels accessed via Boundary Street.
- Opportunity for mixed community and retail uses on lower floors to establish active frontages on both Shoreditch High Street and Boundary Street in accordance with FS05.
- Offices and residential uses on upper floors – with an opportunity for separate buildings for each.

#### Townscape, urban design and heritage:

- New development would need to consider the setting of the adjacent South Shoreditch Conservation Area and the Boundary Estate Conservation Area in London Borough of Tower Hamlets.
- New development would need to consider the setting of nearby listed buildings including the Grade I Church of St Leonard and the Grade II listed Cleeve House and Workshops.
- A Heritage Assessment would be required to establish the principle of demolition.
- Development has the opportunity to respond to and reinforce the finer grain that exists along Shoreditch High Street and in part Boundary Passage.
- New development should respond to adjoining building heights. In the north of the site an appropriate building height of 6 storeys (approximately 25m) would be suitable. Development



should step down to 5 storeys (approximately 21m) to the east and 3–4 storeys (approximately 17m) to the south.

- New development should maintain the building line along Shoreditch High Street.
- New development will need to have regard to the amenity impact of development for residents on the neighbouring sites.
- The site is not suitable for a tall building (30 metres +).

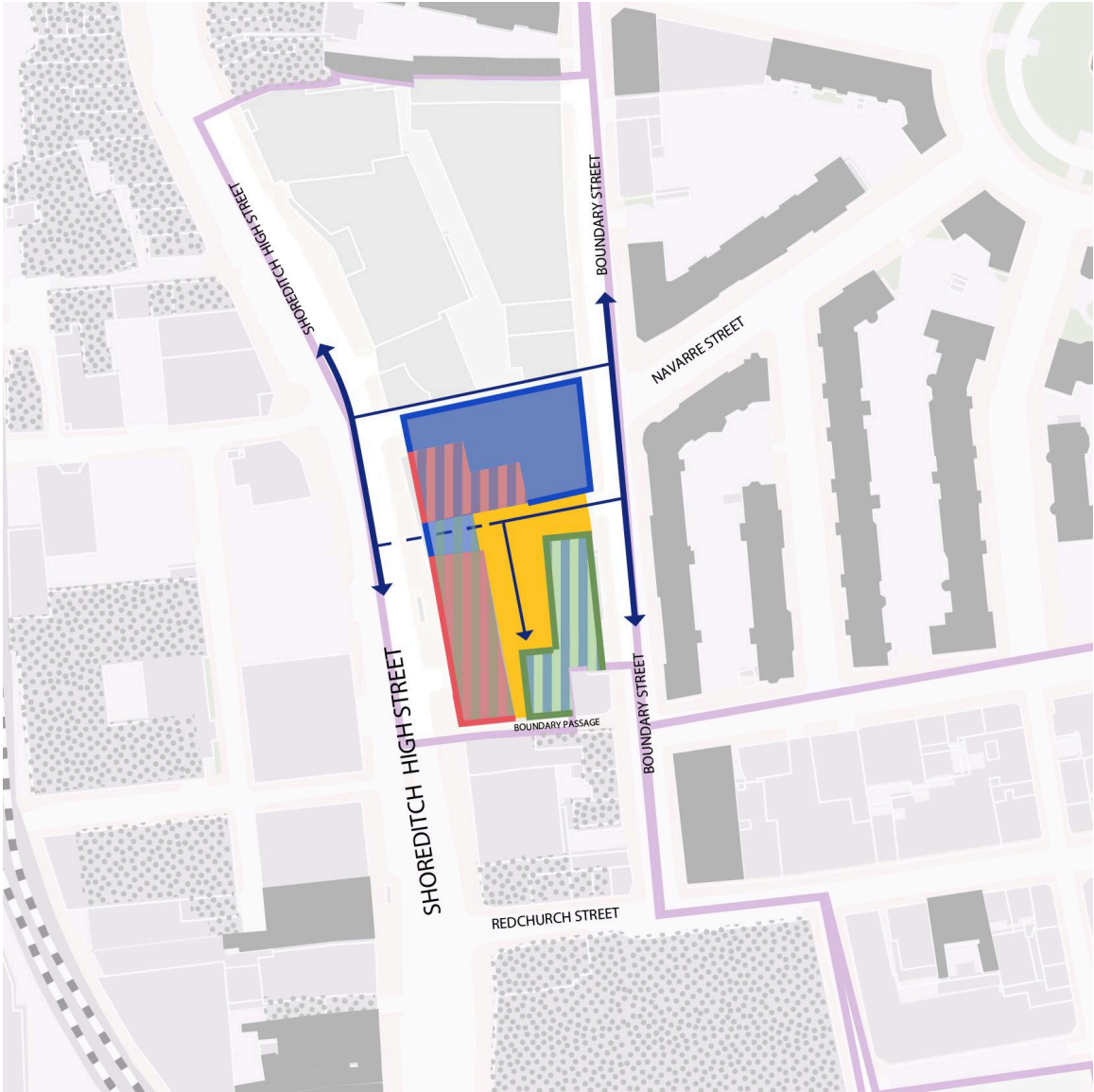
**Public spaces:**

- Redevelopment should contribute to improvements along Shoreditch High Street (public space improvement 20) which is identified as a major street for improving the overall environment in the Future Shoreditch AAP area as shown on Figure 83.
- Opportunity within the site for a new pedestrian route connecting Shoreditch High Street with Boundary Street.

**Approximate indicative capacity:**

- 6,250 qm GEA of office floorspace gross
- 50 residential units
- up to 800 sqm of retail floorspace

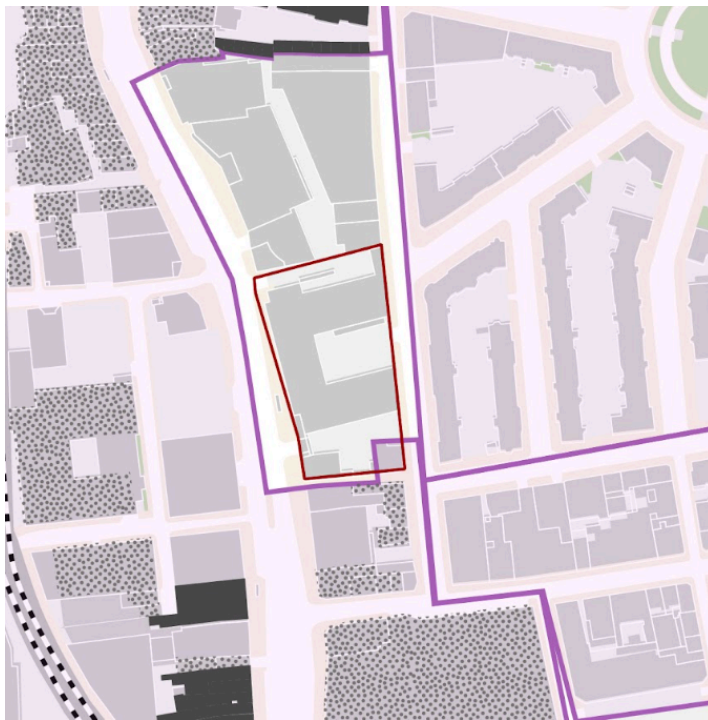
FSOS 09 – Telephone Exchange, 74 Shoreditch High Street



- Residential use
- Office use
- Active use
- Community use
- Route
- Access route for all modes
- Potential through-route
- Public space

Figure 95. FSOS 09 – Indicative ground floor uses

## Heritage mapping



- ★ Scheduled monument
- Statutory listed building
- Locally listed building
- Building of positive contribution to the local townscape
- Conservation area

Figure 96. FSOS 09 – Heritage mapping



**Sensitivity to height in respect of townscape**



Figure 97. FSOS 09 – Sensitivity to height in respect of townscape

**Indicative upper floor uses**



Figure 98. FSOS 09 – Indicative upper floor uses

**FSOS 10 – Bishopsgate Goodsyrd**

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 AAP 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 Tower Hamlets site allocation considers land in both Hackney and Tower Hamlets, the AAP only covers the London Borough of Hackney.

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: 1.26ha (within London Borough of Hackney) and 4.24ha (within London Borough of Tower Hamlets)
- Ownership: Private
- PTAL Rating: 6b
- Timescale: Short/Medium

**Planning considerations:**

- Central Activities Zone
- Shoreditch Priority Office Area
- Article 4 Direction Class E to residential (Class MA)
- Article 4 Direction Storage and Distribution to Residential Use (Class P)
- Central Activities Zone Retail Cluster Frontage – Shoreditch High Street and Western end of Bethnal Green Road
- Shoreditch Special Policy Area
- Adjacent to South Shoreditch Conservation Area
- Site neighbours buildings which make a positive contribution to the South Shoreditch Conservation Area and Locally Listed building at 2–4 Great Eastern Street
- Grade II listed Forecourt Wall, Oriel window and Gates, Braithwaite Viaduct (in Tower Hamlets)
- The Brick Lane and Fournier Street Conservation Area bounds the north, east and south of the site. The Redchurch Street and Boundary Estate Conservation Areas are located to the north of the site, Elder Street Conservation Area to the south. These are all located in Tower Hamlets
- 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
- The south east corner of the site lies within the Westminster Pier to St Paul's Strategic View background area
- Shoreditch Archaeological Priority Area and Spitalfields and Brick Lane Archaeological Priority Area
- South Shoreditch and Bethnal Green (A2) Controlled Parking Zones

**Development guidance:**

Employment-led mixed use development in accordance with the following principles:

**Land use:**

- Redevelopment should be office-led in accordance with FS01.
- Provision of a range of employment floorspace unit sizes, including small-to-medium sized units in accordance with FS01.

- Residential land uses should be prioritised as part of an employment-led mixed use development in accordance with Policies FS01 and FS02.
- Along Shoreditch High Street and the Western end of Bethnal Green Road active uses comprising arts, culture, leisure, and larger format retail uses would be acceptable in accordance with Policy FS05.
- 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 site's heritage. Retail, leisure, arts, cultural and/or community uses are all likely to have an important role to play in this regard.
- Redevelopment should secure the provision of a new community facility on a prominent route, suitable for local employment initiatives.
- Within the wider site the development should provide 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.

#### **Townscape, urban design and heritage:**

- Redevelopment proposals should seek to address all street frontages around the site's perimeter, improving street frontages and public spaces on key routes, particularly along Wheeler Street.
- Create legible and permeable urban grain which aligns with existing streets and blocks including a central east/west pedestrian route.
- Preserve 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.
- Potentially suitable for a tall building (30m +).

#### **Public spaces:**

- Running east – west and facing south the park would celebrate the unique heritage assets of the site by sitting above the Braithwaite Viaduct.
- Two new public streets would run east to west alongside the north and south of the viaduct, revealing the arches which would accommodate retail and light industrial uses.
- Improved walking and cycling routes including connections to:
  - Shoreditch High Street Railway Station
  - Shoreditch High Street / Commercial Street
  - Brick Lane district town centre
- Redevelopment should contribute to public space improvements for A10/Great Eastern Street/Commercial Street/Bethnal Green Road junction (public space improvement 24) and Shoreditch High Street (public space improvement 20) as shown on Figure 83.

#### **Approximate 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 99. Boypark located on the Bishopsgate Goodsyrd site, Bethnal Green Road looking west

FSOS 10 – Bishopsgate Goodsyard

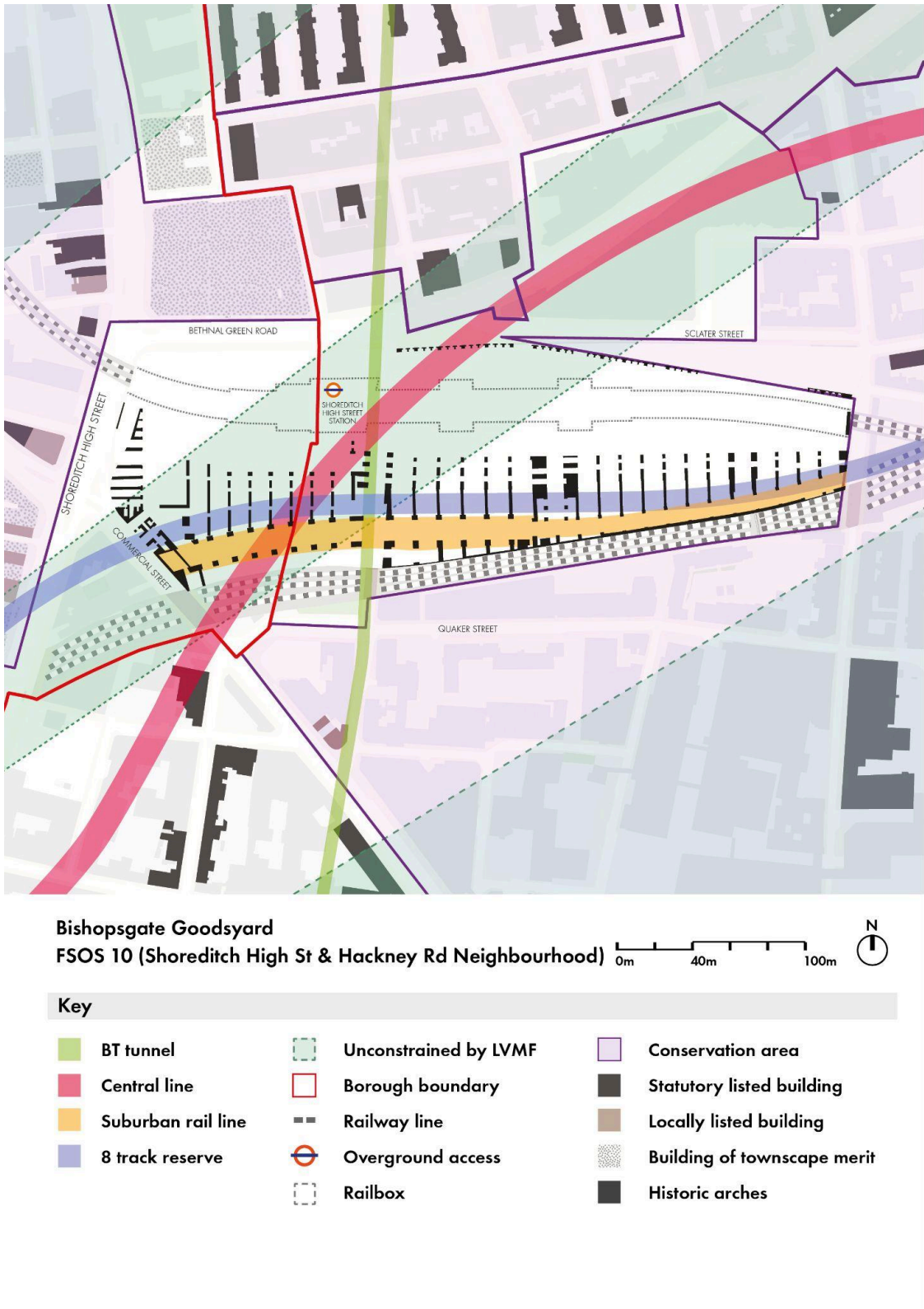


Figure 100. FSOS 10 – Bishopsgate Goodsyard

FSOS 10 – Bishopsgate Goodsyard

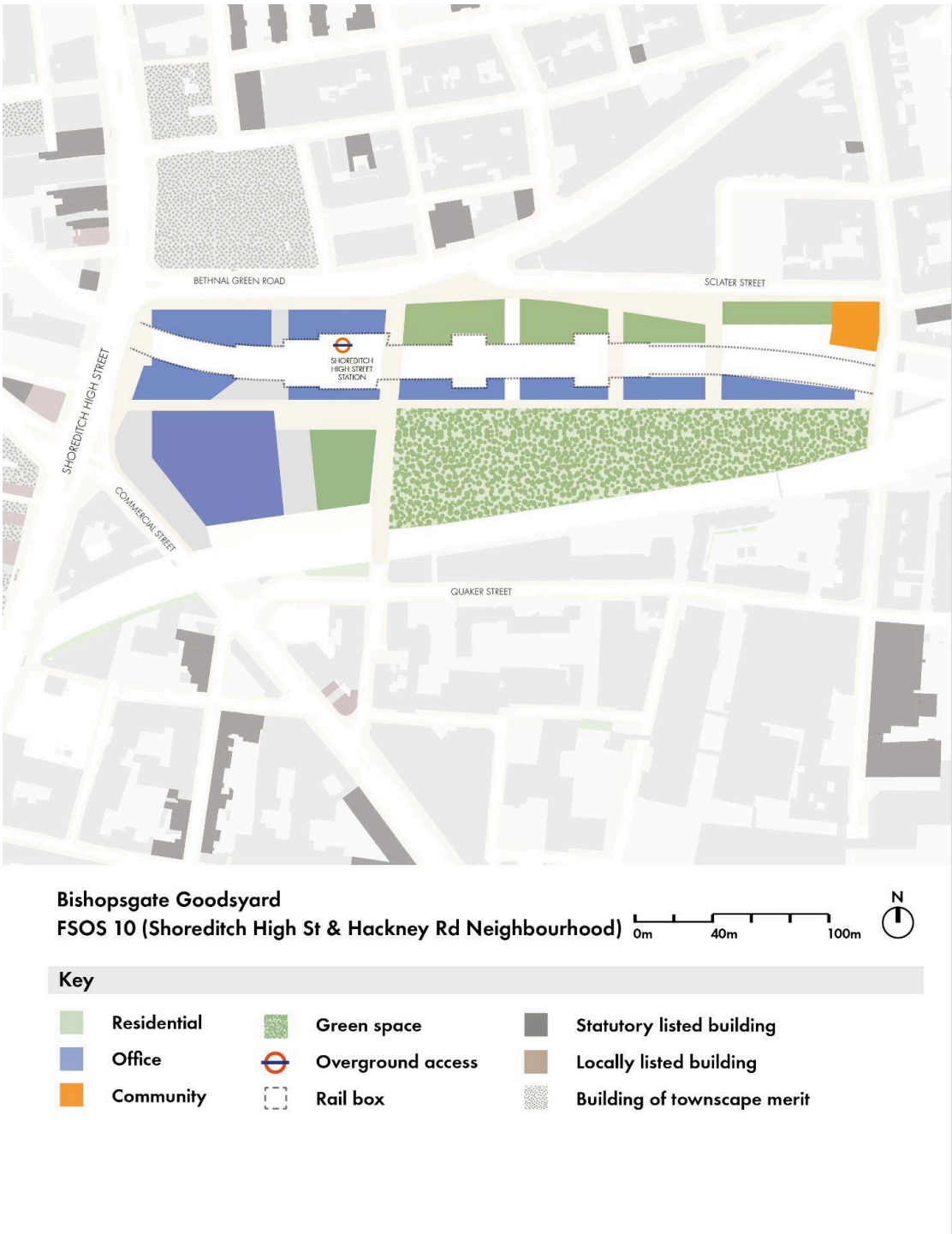


Figure 101. FSOS 10 – Bishopsgate Goodsyard



# FSOS 10 – Bishopsgate Goodsyard

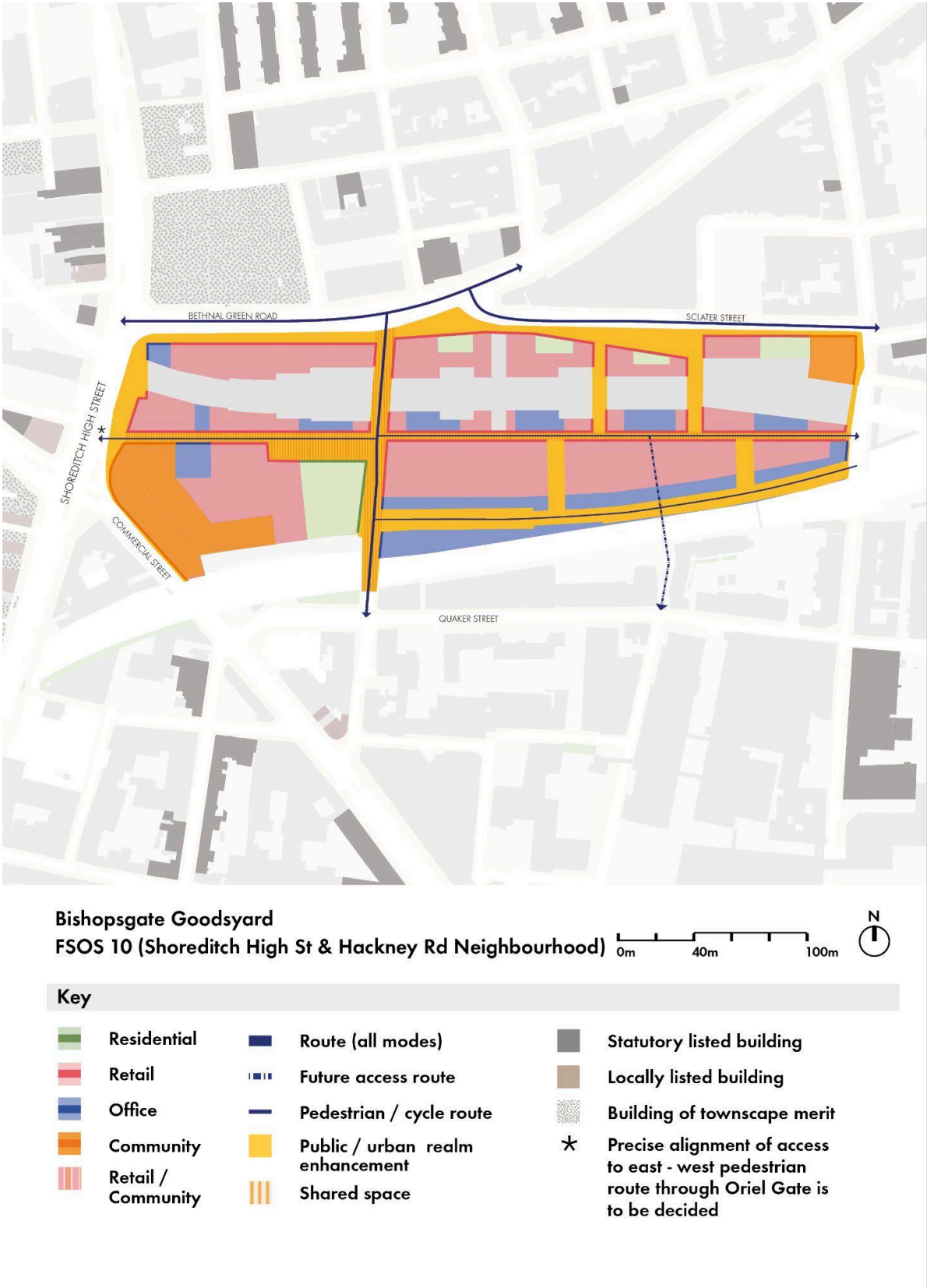
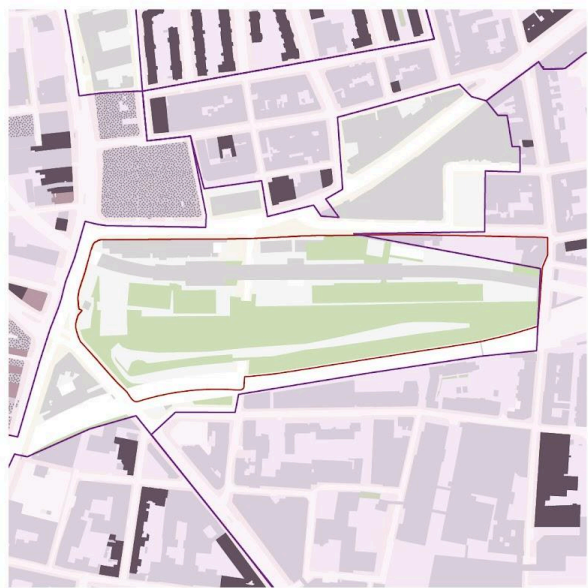


Figure 102. FSOS 10 – Indicative ground floor uses



# FSOS 10 – Bishopsgate Goodsyrd

## Heritage mapping



- ★ Scheduled monument
- Statutory listed building
- Locally listed building
- Building of positive contribution to the local townscape
- Conservation area

Figure 103. FSOS 10 – Heritage mapping

## Sensitivity to height in respect of townscape

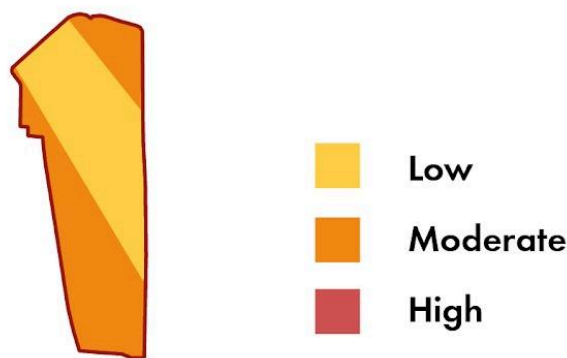


Figure 104. FSOS 10 - Sensitivity to height in respect of townscape

Indicative upper floor uses

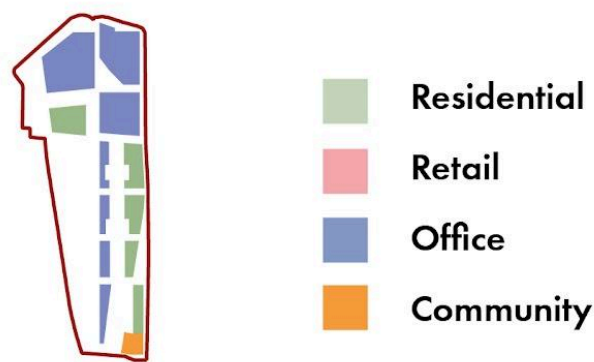


Figure 105. FSOS 10 - Indicative upper floor uses

## **FSOS 11 – 159–167 Shoreditch High Street**

- Existing Use: Car park, vacant building
- Site Area: 0.286ha
- Ownership: Private
- PTAL Rating: 6a
- Timescale: Long

### **Planning considerations:**

- Central Activities Zone
- Shoreditch Priority Office Area
- Article 4 Direction Class E to residential (Class MA)
- Article 4 Direction Storage and Distribution to Residential Use (Class P)
- Central Activities Zone Retail Cluster Frontage – Shoreditch High Street
- Shoreditch Special Policy Area
- Shoreditch Archaeological Priority Area
- South Shoreditch Conservation Area
- 159–161 Shoreditch High Street identified as making a negative contribution to the South Shoreditch Conservation Area
- Buildings which make a positive contribution to the Conservation Area are located to the west at 27–31 New Inn Yard and part of 11–15 Anning Street
- Within setting of nearby listed buildings including the Grade I Church of St Leonard and the Grade II listed National Westminster Bank
- Shoreditch Controlled Parking Zone

### **Development guidance:**

Mixed use development in accordance with the following principles:

#### **Land use:**

- Development should provide office floorspace in accordance with FS01.
- Residential land uses should be prioritised as part of a mixed use development in accordance with Policies FS01 and FS02.
- The site presents an opportunity to strengthen the Shoreditch High Street frontage and should provide active uses i.e. larger retail, arts, culture, leisure or community uses in accordance with Policy FS05.

#### **Townscape, urban design and heritage:**

- Existing building to the northern part of the site at 159–161 Shoreditch High Street has a negative impact on the South Shoreditch Conservation Area, detracting from its character and appearance.
- Redevelopment of the site provides the opportunity for the character and appearance of the South Shoreditch Conservation Area to be enhanced.
- New development is required to be considerate of the South Shoreditch Conservation in which the site is located, and nearby listed buildings including the Grade I Church of St Leonard and the Grade II listed National Westminster Bank.
- New development should respond to prevailing building heights, in particular the adjoining buildings along Shoreditch High Street, where the appropriate height is 4–5 storeys approximately 17m–21m, and reinforce and maintain the building height/line.

- The appropriate height on Batemans Row to the north is 4 storeys (approximately 17m).
- The appropriate height along Anning Street is 3–4 storeys (approximately 15–17m).
- Full site coverage acceptable with frontages aligning with established building lines.
- Opportunity to respond to/reinstate the high street along Shoreditch High Street.
- The site is not suitable for a tall building (30 metres +).

#### **Public spaces:**

- Redevelopment should contribute to improvements along Shoreditch High Street (public space improvement 20) which is identified as a major street for improving the overall environment in the Future Shoreditch AAP area as shown on Figure 83.

#### **Approximate indicative capacity:**

- 2,600 qm GEA of office floorspace gross
- 10 residential units
- 880 sqm of retail floorspace

### **FSOS 11 – 159–167 Shoreditch High Street**





- Residential use
- Office use
- Active use
- Community use
- Route
- Access route for all modes
- Potential through-route
- Public space

Figure 106. FSOS 11 – Indicative ground floor uses

## Heritage mapping



- ★ Scheduled monument
- Statutory listed building
- Locally listed building
- Building of positive contribution to the local townscape
- Conservation area

Figure 107. FSOS 11 – Heritage mapping

### Sensitivity to height in respect of townscape

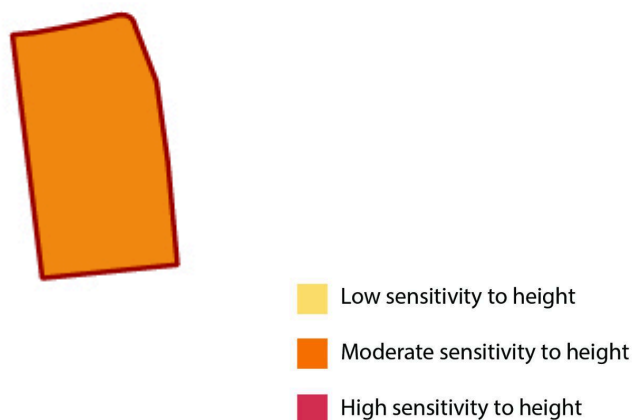


Figure 108. FSOS 11 – Sensitivity to height in respect of townscape

### Indicative upper floor uses

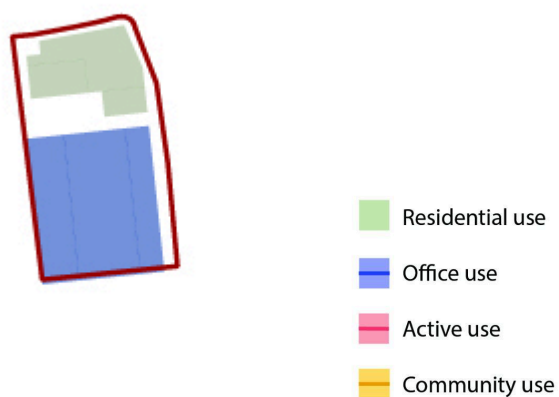


Figure 109. FSOS 11 – Indicative upper floor uses

## FSOS 12 – 14 Anning Street

- Existing Use: Office, light industrial
- Site Area: 0.309 ha
- Ownership: Private
- PTAL Rating: 6a/6b
- Timescale: Medium/Long

### Planning considerations:

- Central Activities Zone
- Shoreditch Priority Office Area
- Article 4 Direction Class E to residential (Class MA)
- Article 4 Direction Storage and Distribution to Residential Use (Class P)
- Shoreditch Special Policy Area
- Shoreditch Archaeological Priority Area
- South Shoreditch Conservation Area
- Site contains buildings considered to be positive contributors to the South Shoreditch Conservation Area at 27–31 New Inn Yard and part of 11–15 Anning Street
- Within setting of nearby listed buildings including the Grade I Church of St Leonard and the Grade II listed National Westminster Bank
- Shoreditch Controlled Parking Zone

### Development guidance:

Mixed -use development in accordance with the following principles:

#### Land use:

- Development should provide office floorspace in accordance with FS01.
- Residential land uses should be prioritised as part of a mixed use development in accordance with Policies FS01 and FS02.
- Any existing industrial floorspace should be reprovided.
- As the site is set back from Shoreditch High Street, appropriate ground floor uses could include a community use in accordance with FS05.

### Townscape, urban design and heritage:

- Development on site should retain the existing buildings which make a positive contribution to the Conservation Area and ensure any development preserves or enhances the character and appearance of the South Shoreditch Conservation Area.
- Any new development would need to take account of the setting of nearby listed buildings including the Grade I Church of St Leonard and the Grade II listed National Westminster Bank.
- New development should respond to adjoining building heights. In the north of the site and along Anning Street an appropriate building height of 4 storeys (approximately 15m) would be suitable.
- Development should step down to 3 storeys (approximately 12m) to the south.
- Ground floor activation should be maintained along New Inn Yard.
- The site is not suitable for a tall building (30 metres +).

### Public spaces:

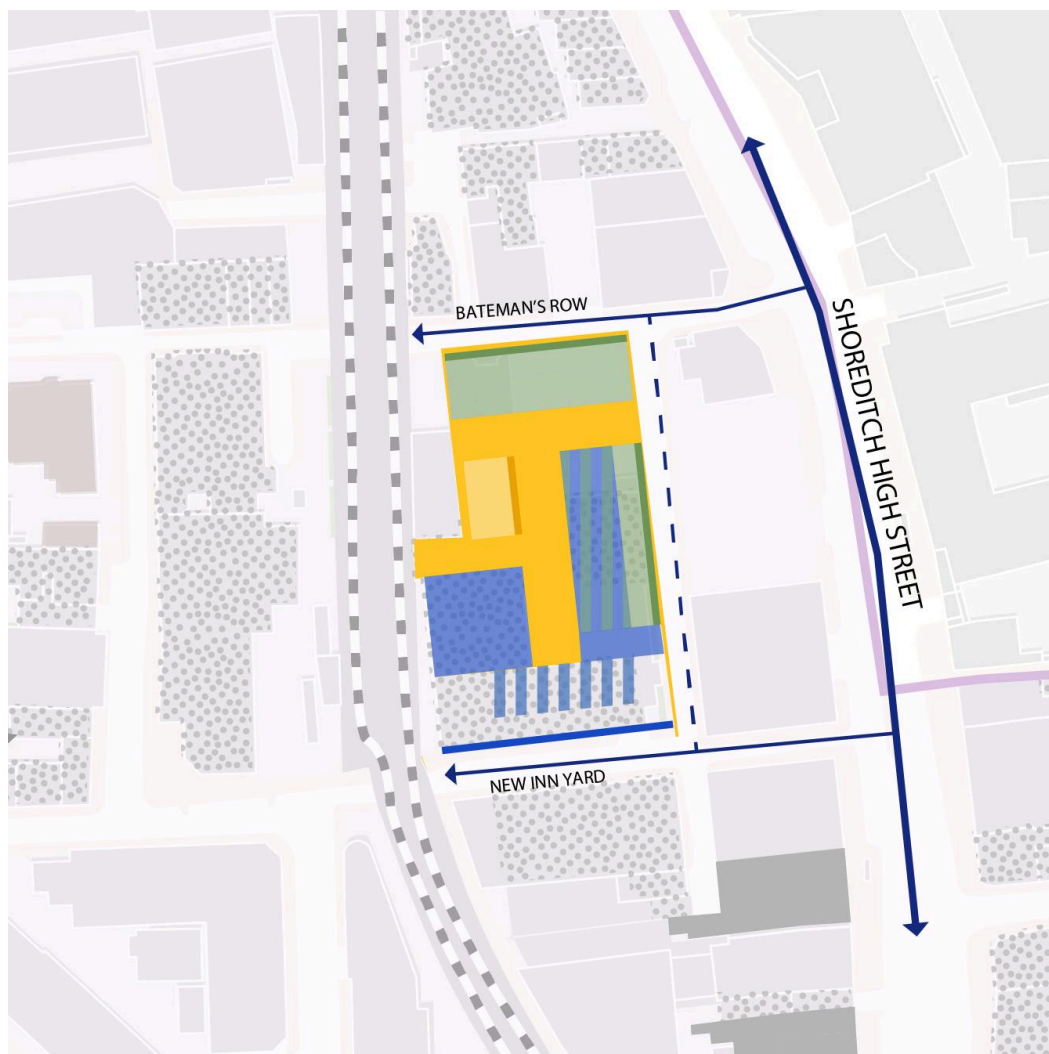
- There is scope for the creation of public space in the centre of the site.

- An opportunity to deliver footway and surface enhancements to improve the connection for pedestrians and cyclists on narrow Bateman's Row (public space improvement 14) as shown on Figure 83.

**Approximate indicative capacity:**

- 4,550 qm GEA of office floorspace gross
- 45 residential units
- 150 sqm of community floorspace

## FSOS 12 – 14 Anning Street





- Residential use
- Office use
- Active use
- Community use
- Route
- Access route for all modes
- Potential through-route
- Public space

Figure 110. FSOS 12 – Indicative ground floor uses

## Heritage mapping



- ★ Scheduled monument
- Statutory listed building
- Locally listed building
- Building of positive contribution to the local townscape
- Conservation area

Figure 111. FSOS 12 – Heritage mapping

**Sensitivity to height in respect of townscape**

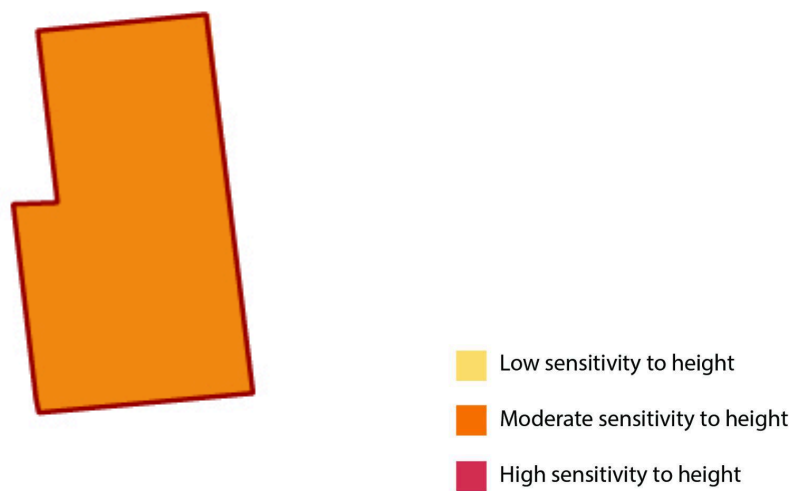


Figure 112. FSOS 12 – Sensitivity to height in respect of townscape

**Indicative upper floor uses**



Figure 113. FSOS 12 – Indicative upper floor uses

## 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 neighbourhood 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 within Hoxton.

City Road and Old Street present a 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.



Figure 114. Old Street, towards Old Street roundabout

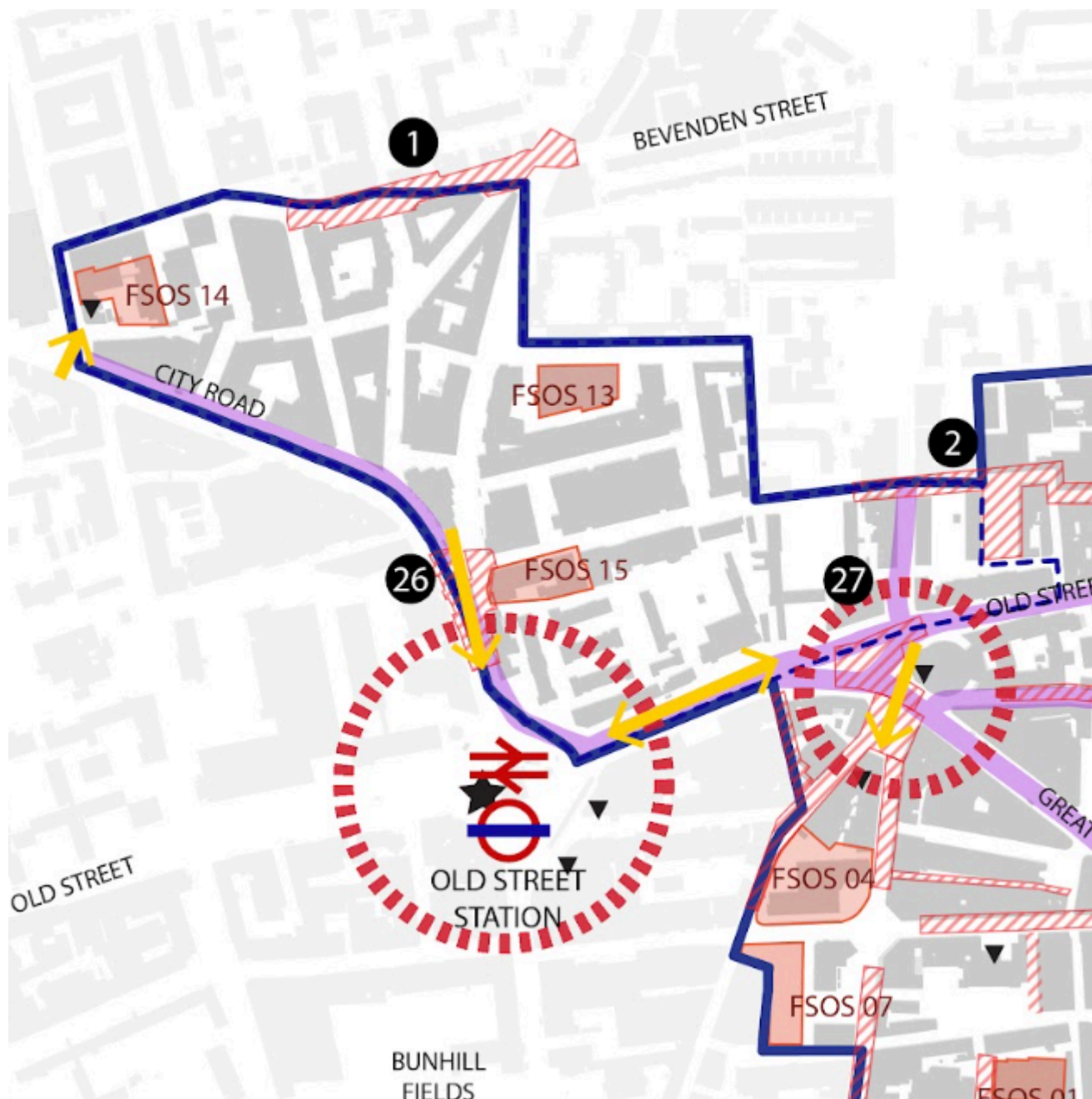


Figure 115. The City Road neighbourhood public realm priorities and local views



## **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 development as set out in Policy FS01.**
- B. Residential uses should be provided alongside office floorspace on new development sites that can physically and viably accommodate residential use, as set out in Policy FS02.**
- C. Other uses suitable for the area include arts, culture, small scale retail and community uses.**
- D. Arts, culture, leisure and larger retail should be provided on the Old Street and Southern end of City Road frontages as set out in Policy FS05 and on Figure 40.**
- E. Retail should be provided on the north of City Road frontage and Pitfield Street frontage as set out in Policy FS06. Community and leisure uses will be supported subject to FS06.**
- F. Tall buildings may be appropriate within Zone 1 identified in FS09, and a tall building is considered appropriate within the Opportunity Site FSOS 15. Tall buildings will be more suitable on principal streets and close to key transport hubs.**
- G. All development should preserve or enhance the character of the Pitfield Street and Underwood Street conservation area and respect the area's fine urban grain.**
- H. Development should respond positively to the local views identified in Figure 120 which aid in legibility and contribute positively to local townscape.**
- I. The priority identified opportunity sites development opportunities in this neighbourhood identified in Figure 120 are:**
  - FSOS 13 – Mercury House, Chart Street**
  - FSOS 14 – 4–6 Shepherdess Walk**
  - FSOS 15 – Finsgate House, 5–7 Cranwood Street**
- J. New development should contribute towards public space improvements. In the City Road neighbourhood the priorities are listed below and identified on Figure 120.**

**1. Nile Street**

**2. Coronet Street/Hoxton Market**

**26. Brunswick Place/City Road/East Road junction**

**27. Old Street/Great Eastern Street/Pitfield Street junction**



Figure 116. Provost 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 such as Eagle Point and 145 City Road. These have included hotels, residential uses and commercial floorspace. A large number of student accommodation has come forward recently. 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 for 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. The prevailing height across the area is typically around six storeys. However it is acknowledged that building heights vary and there is a group of very tall buildings along City Road, including The Atlas Building, including The Atlas Building, Montcalm East and Eagle Point.

Future Shoreditch AAP 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 AAP 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 has continued to engage with land owners in Shoreditch throughout the AAP preparation process to identify all future development opportunities.

Tall buildings may be appropriate within the area identified as Zone 1 in Figure 41 and in Policy FS08. 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 AAP 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 spaces 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.

### **Public space improvement opportunities**

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

Public space improvement priorities in the City Road neighbourhood focus on creating green corridors and spaces for community activity and quiet retreat. These include the following:

1. Nile Street – This functions as a local high street adjacent to residential neighbourhoods in Hoxton. Improvements should enhance its role as a community spine, with opportunities for greening, traffic calming and public space enhancements at key junctions.
2. Coronet Street/Hoxton Market – Proposed improvements should strengthen the role of Hoxton Market by improving the public space on Coronet Street, reducing vehicle dominance and parking

allocation, and introducing seating, planting, and inclusive and playful features, to create a space more focused on community and cultural activity.

26. Brunswick Place/City Road/East Road junction – Public space enhancements should improve legibility for pedestrians and cyclists, provide more straightforward crossings and raised table or Copenhagen crossings at Brunswick Place and Cranwood Street, provide cycle infrastructure, and introduce greening to create a more welcoming environment and improve east-west connectivity.
27. Old Street/Great Eastern Street/Pitfield Street junction (on the north side of the Old Street) – Proposals for this key pedestrian and cycle gateway into Shoreditch are to extend greening from Pitfield Street south and enhance pedestrian and cycling infrastructure. This involves realignment and improved integration of the cycleway, relocation and provision of pedestrian crossings, continuation of segregated cycle lanes and integration with proposals on Tabernacle Street and Paul Street.

### **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 Eagle public house and Maple tree across Shepherdess Walk.                        |
| LV.B | View towards the Grade II listed Former Leysian Mission building on the corner of Old Street. |
| LV.C | Long view along Old Street in both directions.  |





Figure 117. Illustrative view of vision for Nile Street from the Urban Greening and Public Realm Framework

## FSOS 13 – 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
- Article 4 Direction Class E to residential (Class MA)
- Article 4 Direction Storage and Distribution to Residential Use (Class P)
- Underwood Street and Pitfield Street Conservation Areas
- Setting of the nearby listed buildings including the Grade II listed buildings at 66 Buttesland Street, Hoffman Square and the locally listed buildings at 17 to 23 Chart Street
- Wenlock Controlled Parking Zone

### Development guidance:

Mixed use development of office and residential in accordance with the following principles:

### Land use:

- Redevelopment should provide office floorspace in accordance with Policy FS01 with the frontage addressing Chart Street.
- Residential land uses should be prioritised as part of a mixed use redevelopment when viable in accordance with Policies FS01 and FS02, ideally located to the western end of the site.

### Townscape, urban design and heritage:

- New development would need to consider the setting of the Underwood Street and Pitfield Street Conservation Areas and the nearby listed buildings including the Grade II listed buildings at 66 Buttesland Street, Hoffman Square and the locally listed buildings at 17 to 23 Chart Street.
- Development has the opportunity to activate the Chart Street elevation.
- Appropriate heights are 8 storeys (approximately 33m) on the west end of site, stepping down to 6 storeys (approximately 25m) to the east.
- Taller part of the development should be located to the west end of the site.
- New development will need to have regard to amenity impact of development for residents of Haberdasher Estate on the opposite side of Chart Street.
- The site is potentially suitable for a tall building (30m +).
- Redevelopment should retain street trees along Chart Street.

### Public spaces:

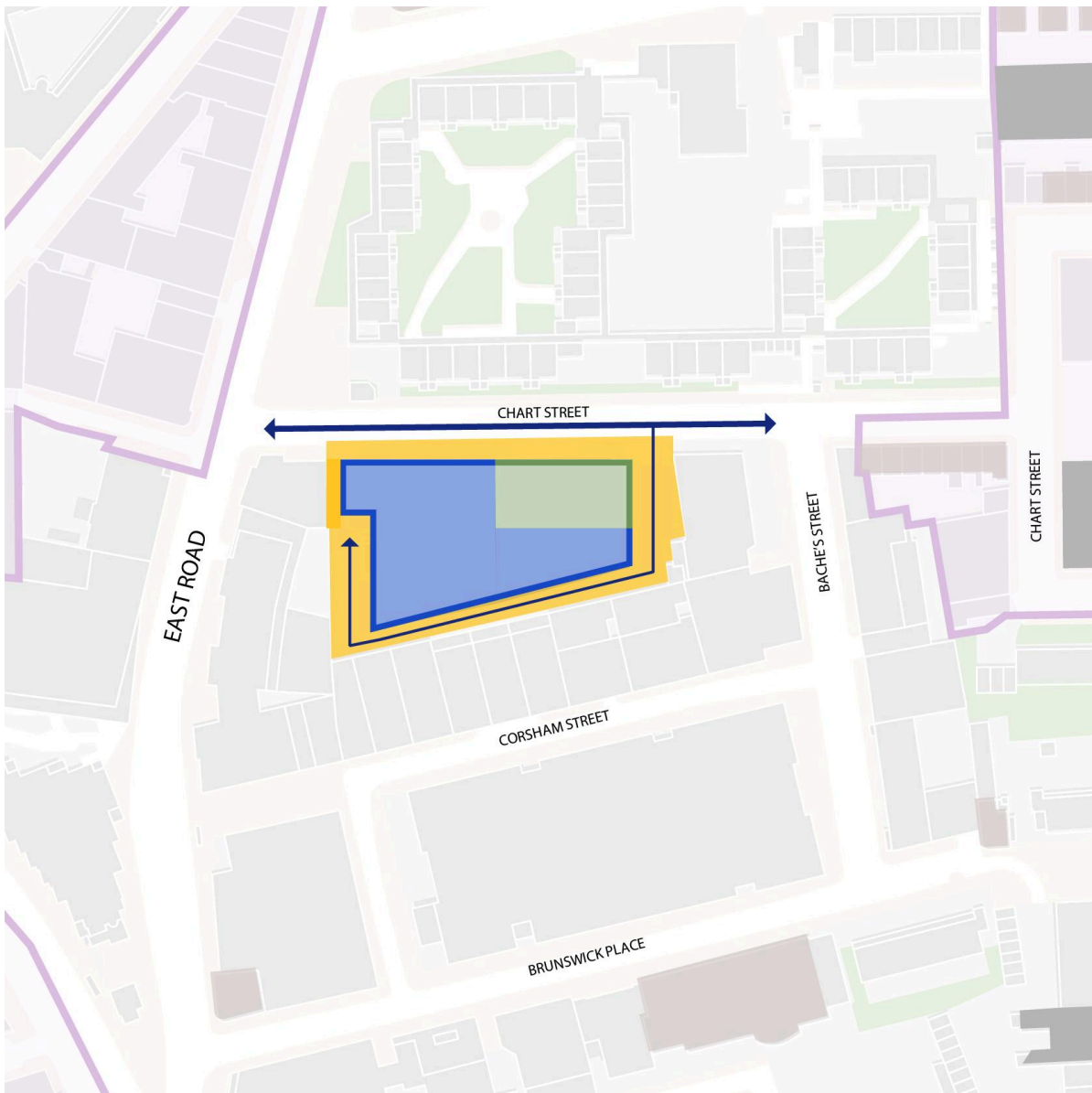
- Opportunity to deliver footway and surface enhancements to improve east to west connectivity for pedestrians and cyclists along Nile Street (public space improvement 1) and through junction improvements and provide an alternative pedestrian and cycle route north of Old Street (public space improvement 26) as shown on Figure 120.

### Approximate indicative capacity:

- 8,700 GEA sqm of office floorspace

- 50 residential units

FSOS 13 – Mercury House, Chart Street

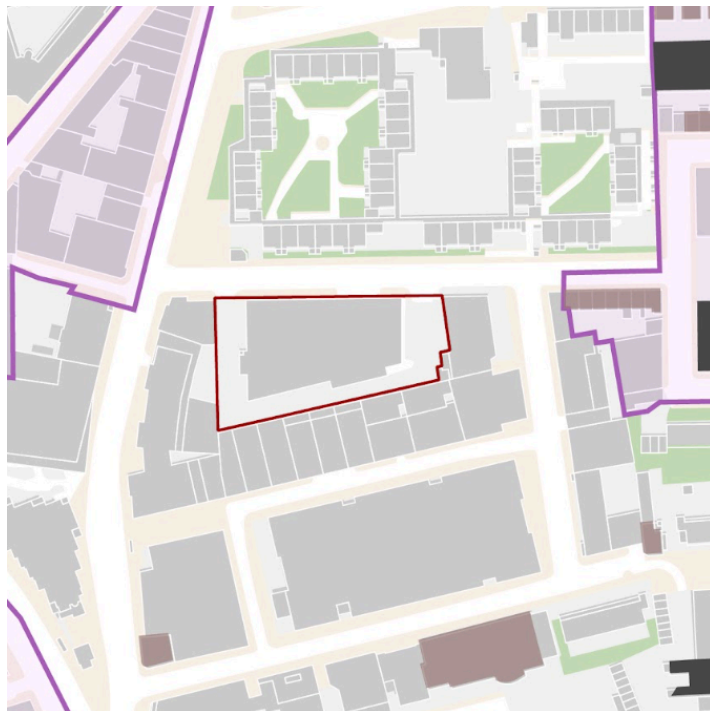


- Residential use
- Office use
- Active use
- Community use
- Route
- Access route for all modes
- Potential through-route
- Public space

Figure 118. FSOS 13 – Indicative ground floor uses



## Heritage mapping



- ★ Scheduled monument
- Statutory listed building
- Locally listed building
- Building of positive contribution to the local townscape
- Conservation area

Figure 119. FSOS 13 – Heritage mapping – Mercury House, Chart Street

**Sensitivity to height in respect of townscape**

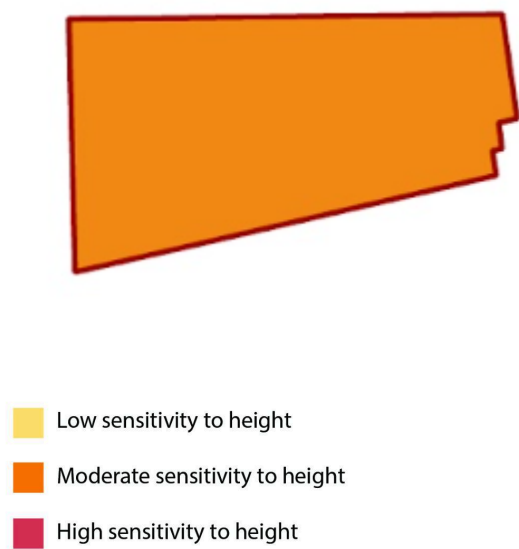


Figure 120. FSOS 13 – Sensitivity to height in respect of townscape

**Indicative upper floor uses**

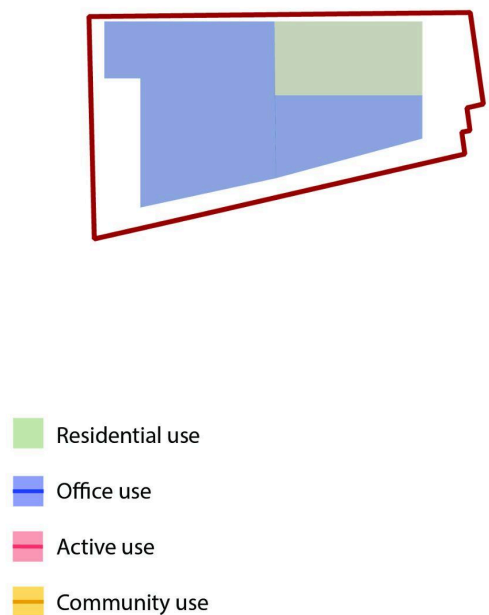


Figure 121. FSOS 13 – Indicative upper floor uses

## FSOS 14 – 4–6 Shepherdess Walk

- Existing Use: police taser training centre, office and events venue
- Site Area: 0.183 ha
- Ownership: Mayor of London
- PTAL Rating: 6a
- Timescale: Medium/long

### Planning considerations:

- Central Activities Zone
- Wenlock Priority Office Area
- Article 4 Direction Class E to residential (Class MA)
- Article 4 Direction Storage and Distribution to Residential Use (Class P)
- Underwood Street Conservation Area
- Site has buildings which are positive contributors within the Underwood Conservation Area
- Site is adjacent to a Locally Listed Building at 2 Shepherdess Walk
- Wenlock Controlled Parking Zone

### Development guidance:

Mixed use development of office and residential uses in accordance with the following principles:

#### Land use:

- Consolidated police function floorspace must be re-provided if still required by the Metropolitan police.
- If there is no identified need for police function floorspace, this should be evidenced prior to redevelopment.
- Redevelopment should provide office floorspace in accordance with Policy FS01.
- Residential land uses should be prioritised as part of a mixed use development in accordance with Policies FS01 and FS02.
- Ground floor frontages should be active.
- Small scale retail, arts, culture, entertainment, or community uses are acceptable along Shepherdess Walk in accordance with Policy FS05.

#### Townscape, urban design and heritage:

- New development would need to consider the setting of the locally listed building directly adjacent to the site at 2 Shepherdess Walk.
- The main Police building should be retained in full as it is a positive contributor to the Underwood Conservation Area.
- The main Police building may be able to accommodate a setback roof extension.
- The majority of the new development would be located to the rear of the main Police building.
- Building heights will be determined by the relationship with adjacent buildings. Height at the front should be 6 storeys (approximately 20m – an extension to the existing). Height at rear should be 6–8 storeys (approximately 22m–28m).
- Frontage or servicing frontage should be situated to the south of the site.
- The site is not suitable for a tall building (30 metres +).

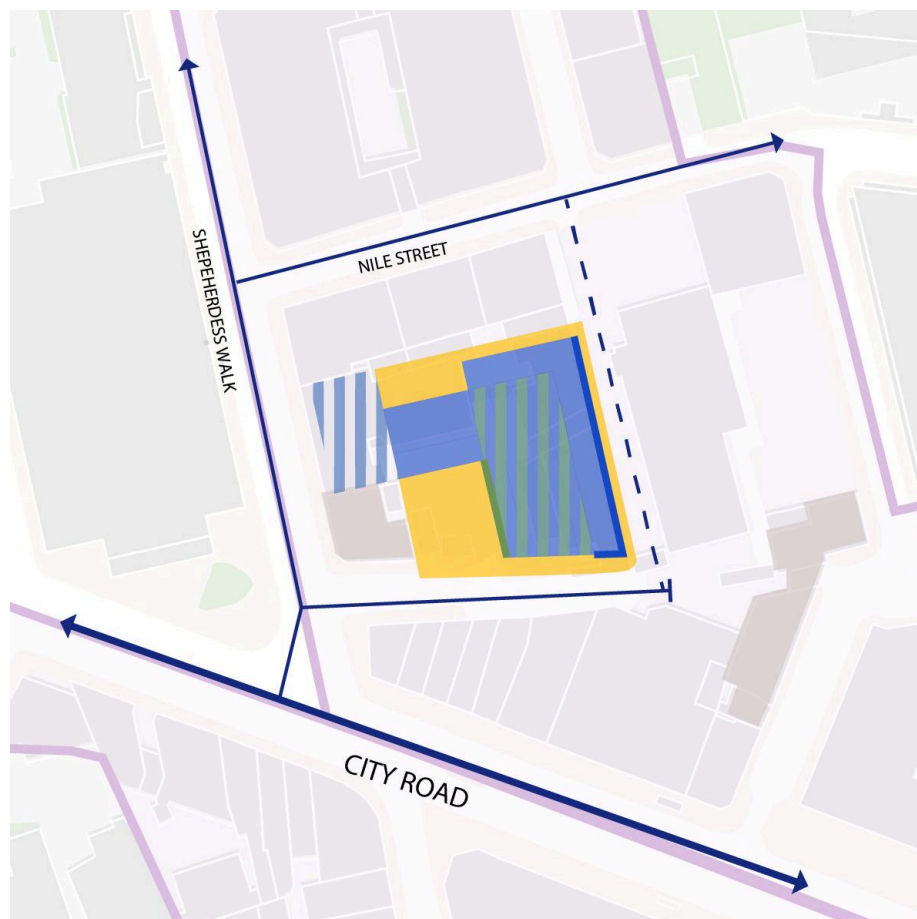
#### Public spaces:

- Opportunity to deliver footway and surface enhancements to improve east to west connectivity for pedestrians and cyclists along Nile Street (public space improvement 1) as shown on Figure 120.

**Approximate indicative capacity:**

- 4,800 qm GEA of office floorspace gross
- 40 residential units

## FSOS 14 – 4–6 Shepherdess Walk



- Residential use
- Office use
- Active use
- Community use
- Route
- Access route for all modes
- Potential through-route
- Public space

Figure 122. FSOS 14 – Indicative ground floor uses



Heritage mapping



- ★ Scheduled monument
- Statutory listed building
- Locally listed building
- Building of positive contribution to the local townscape
- Conservation area

Figure 123. FSOS 14 – Heritage mapping

Sensitivity to height in respect of townscape

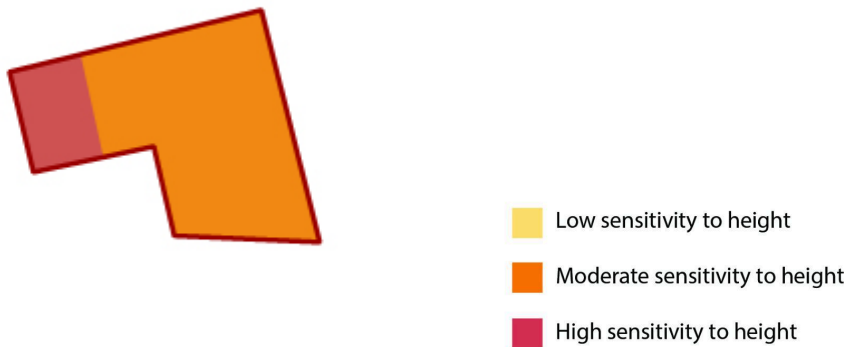


Figure 124. FSOS 14 – Sensitivity to height in respect of townscape

## Indicative upper floor uses

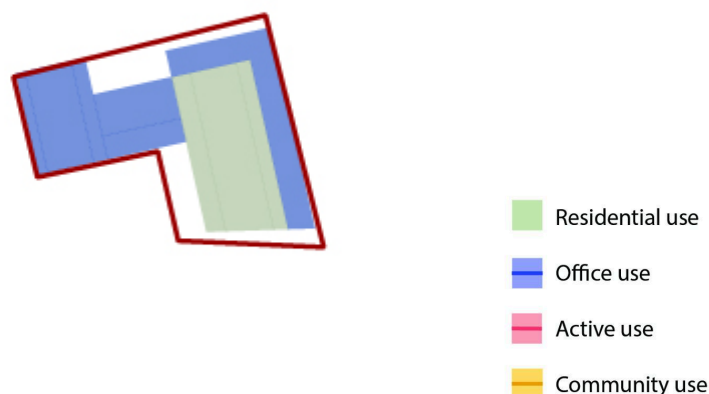


Figure 125. FSOS 14 – Indicative upper floor uses

## FSOS 15 – Finsgate House, 5–7 Cranwood Street

- Existing Use: Office
- Site Area: 0.17ha (approx)
- Ownership: Private
- PTAL Rating: 6a
- Timescale: Short/medium

### Planning considerations:

- Central Activities Zone
- Wenlock Priority Office Area
- Article 4 Direction Class E to residential (Class MA)
- Article 4 Direction Storage and Distribution to Residential Use (Class P)
- Central Activities Zone Retail Cluster Frontage – City Road
- Adjacent to Moorfields Conservation Area in Islington
- Site within the setting of Locally Listed Buildings 8 East Road and 1 Cranwood Street
- Wenlock Controlled Parking Zone

### Development guidance:

Mixed use development of office, retail and residential uses in accordance with the following principles:

### Land use:

- Redevelopment should provide office floorspace in accordance with Policy FS01.
- Residential land uses should be prioritised as part of a mixed use development when viable in accordance with Policies FS01 and FS02 and most appropriately located to the eastern end of the site.
- Ground floor frontages along City Road should be active comprising arts, culture, leisure, and larger format retail uses in accordance with Policy FS05.

### Townscape, urban design and heritage:

- New development would need to consider the Underwood and Moorfields (Islington) Conservation Areas and the settings of the Locally Listed Buildings located at 8 East Road and 1 Cranwood Street.
- Step down on City Road to the prevailing City Road shoulder height scale (around 25m).
- Opportunity to provide development up to a maximum of around 80m in height on the western portion of the site, in line with secondary towers around the Atlas building.
- Development to the eastern part of the site should be defined by the relationship to adjacent residential buildings, with the appropriate height 4–6 storeys (approximately 15m–21m).
- Potentially suitable for tall building (30 metres +).

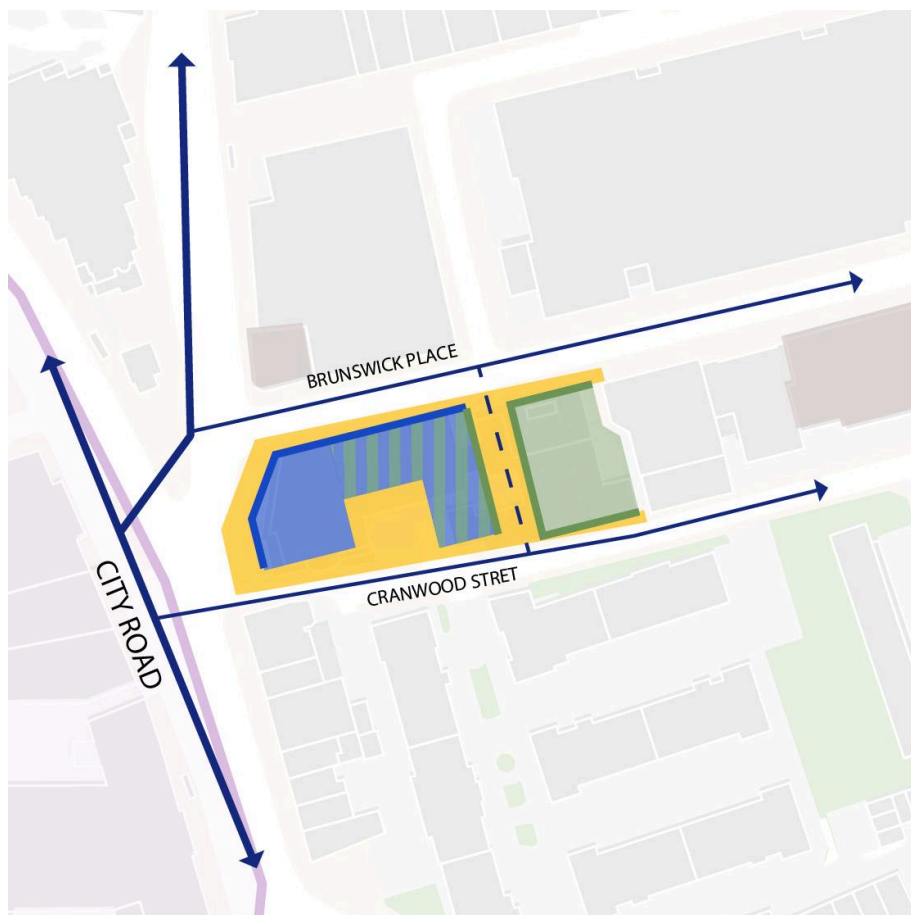
### Public spaces:

- Expansion of the public space on the City Road side, particularly widening of pavements and creating space at the building entrances as arrival and congregation areas.
- Opportunity to deliver improvements to east-west connectivity through junction improvements and provide an alternative pedestrian and cycle route north of Old Street (public space improvement 26) as shown on Figure 120.

### Approximate indicative capacity:

- 5,400 qm GEA of office floorspace gross
- 40 residential units
- 335 sqm of retail floorspace

### FSOS 15 – Finsgate House, 5–7 Cranwood Street



- Residential use
- Office use
- Active use
- Community use
- Route
- Access route for all modes
- Potential through-route
- Public space

Figure 126. FSOS 15 – Indicative ground floor uses

## Heritage mapping



- ★ Scheduled monument
- Statutory listed building
- Locally listed building
- Building of positive contribution to the local townscape
- Conservation area

Figure 127. FSOS 15 – Heritage mapping



### Sensitivity to height in respect of townscape

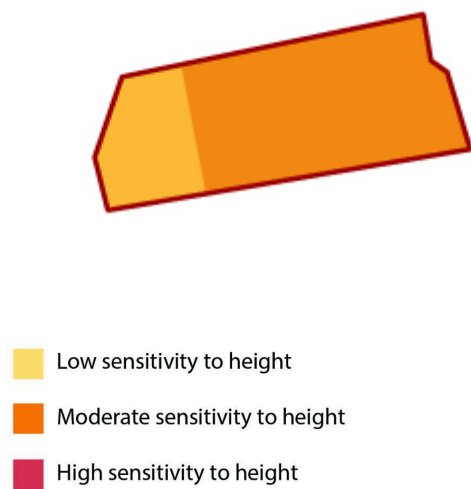


Figure 128. FSOS 15 – Sensitivity to height in respect of townscape

### Indicative upper floor uses



Figure 129. FSOS 15 – Indicative upper floor uses

## Part D – Delivery and implementation

### 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 different actions have been identified which need to be brought forward and delivered.

## **Development management**

A key mechanism for delivering the Future Shoreditch 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, along with those in this Plan, once adopted, will provide the framework for such decisions.

Planning decisions will be crucial to ensuring that new development appropriately responds to Future Shoreditch AAP's Vision, objectives and policies. The Council will also take account of any Supplementary Planning Documents and guidance when determining planning applications. The Opportunity Sites will play a key role in achieving the identified employment, housing, retail and infrastructure needs for Shoreditch. The Opportunity Sites are detailed in Part C of the Plan and tabled in Appendix 1.

## **Viability**

The Council commissioned a viability study to ensure the policies and opportunity sites within the Plan are 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'. All site guidance is subject to viability and detailed consideration of design and amenity impacts as reflected in Local Plan and AAP policies.

## **Developer contributions**

Development proposals will need to provide or fund local improvements such as public space improvement works and non-infrastructure items to mitigate the impact of development. The way in which development contributes towards community infrastructure is guided by the Planning Contributions SPD and the Hackney Community Infrastructure Levy Charging Schedule (or any successor funding mechanisms).

Hackney's Local Plan and Planning Contributions SPD ensure that benefits arising from new development in Shoreditch include opportunities for local people and younger people, through creating employing training and internship positions, in consented development projects in Shoreditch.

## **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.

## **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 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 AAP, and across all partners involved.

## Public space improvement interventions

Project	Movement and Accessibility	Green Infrastructure	Placeshaping	Priority	Cost
<b>City Road</b>					
1 Nile Street	ⓧ Ⓜ Ⓜ Ⓜ	🌳 🌳 🌳	🏠 🚶	●●●○○	●●●○○
2 Coronet Street/Hoxton Market	Ⓜ Ⓜ Ⓜ	🌳 🌳 🌳	🏠 🚶 ⭐ 🏠	●○○○○	●●○○○
<b>Central Shoreditch</b>					
3 Hoxton Square	Ⓜ Ⓜ Ⓜ	🌳 🌳 🌳 🌳	🏠 🚶 ⭐ 🗑 🏠	●●●○○	●●●○○
4 Charlotte Road	ⓧ Ⓜ Ⓜ Ⓜ	🌳	🏠 🚶 🗑	●●●●○	●●●●○
5 Leonard Street	Ⓜ Ⓜ Ⓜ	🌳 🌳 🌳	🏠 🚶	●●●●○	●●●●○
6 Tabernacle Street/Singer Street/ Tabernacle Square	Ⓜ Ⓜ Ⓜ	🌳 🌳 🌳	🏠 🚶 🗑	●●●○○	●●●○○
7 Paul Street/Wilson Street	ⓧ Ⓜ Ⓜ Ⓜ	🌳 🌳 🌳	🏠 🚶	●●○○○	●●●●●
8 Holywell Row/Scrutton Street/Phipp Street	Ⓜ	🌳 🌳 🌳	🚶	●●○○○	●●○○○
9 Rivington Street	Ⓜ		🏠	●●●●○	●○○○○
10 Blackall Street	Ⓜ			●○○○○	●●○○○
<b>Shoreditch High Street and Hackney Road</b>					
11 Calvert Avenue	Ⓜ Ⓜ Ⓜ	🌳 🌳 🌳	🏠 🚶 ⭐	●●●○○	●●●●○
12 Redchurch Street	Ⓜ Ⓜ Ⓜ	🌳 🌳 🌳	🏠 🚶	●●●●○	●●●●○
13 Plough Yard	Ⓜ			●●○○○	●●○○○
14 Bateman's Row	Ⓜ			●●●○○	●●●○○
15 King John Court	Ⓜ Ⓜ	🌳 🌳 🌳	🚶	●○○○○	●●●○○
<b>City Edge</b>					
16 Crown Place/Clifton Street	Ⓜ Ⓜ Ⓜ	🌳 🌳 🌳 🌳	🏠 🚶 ⭐ 🗑	●●●●○	●●●●○
17 Sun Street/Appold Street	Ⓜ Ⓜ Ⓜ	🌳 🌳 🌳	🚶	●●○○○	●●●○○
18 Christopher Street	Ⓜ Ⓜ Ⓜ	🌳 🌳 🌳 🌳	🚶 ⭐	●●●●○	●●○○○
19 Pindar Street	Ⓜ Ⓜ Ⓜ	🌳 🌳 🌳	🚶	●○○○○	●●○○○
<b>Strategic sites</b>					
20 Shoreditch High Street	Ⓜ Ⓜ Ⓜ	🌳 🌳 🌳	🏠 🚶	●●●●●	●●●●●
21 Holywell Lane	Ⓜ Ⓜ Ⓜ	🌳 🌳 🌳	🚶 🗑	●●●●○	●●●○○
22 Curtain Road	Ⓜ Ⓜ Ⓜ	🌳 🌳 🌳	🏠 🚶	●●●●●	●●●●○
23 A10/Old Street/Hackney Road junction	ⓧ Ⓜ Ⓜ	🌳 🌳 🌳	🚶	●●●○○	●●●○○
24 A10/Great Eastern Street/Commercial Street/Bethnal Green Road junction	ⓧ Ⓜ Ⓜ	🌳		●●●●○	●●●●○
25 Great Eastern Street/Curtain Road/Charlotte Road/ Leonard Street junction	ⓧ Ⓜ Ⓜ Ⓜ	🌳		●●●●●	●●●●○
26 Brunswick Place/City Road/East Road junction	ⓧ Ⓜ Ⓜ			●○○○○	●●●○○
27 Old Street/Great Eastern Street/Pitfield Street junction	ⓧ Ⓜ Ⓜ	🌳		●●○○○	●●●○○
28 Old Street/Curtain Road/Hoxton Street junction	ⓧ Ⓜ Ⓜ			●○○○○	●●●○○

Figure 130. Public space improvement projects

# Appendices



## Appendix 1. Schedule of opportunity sites (site allocations)

Site Reference	Site Name	Neighbourhood reference	Page reference (TBC)
FSOS 01	<a href="#">110 Clifton Street</a>	Central Shoreditch	
FSOS 02	<a href="#">64–80 Clifton Street and 4–8 Holywell Row</a>	Central Shoreditch	
FSOS 03	<a href="#">35–45 Great Eastern Street</a>	Central Shoreditch	
FSOS 04	<a href="#">110 Tabernacle Street</a>	Central Shoreditch	
FSOS 05	<a href="#">Street block bounded by Curtain Road</a>	Central Shoreditch	
FSOS 06	<a href="#">100–102 Curtain Road</a>	Central Shoreditch	
FSOS 07	<a href="#">Site bounded by Tabernacle Street</a>	Central Shoreditch	
FSOS 08	<a href="#">Site at Junction of Shoreditch High Street and Commercial St</a>	Shoreditch High Street and Hackney Road	
FSOS 09	<a href="#">Telephone Exchange, Shoreditch High Street</a>	Shoreditch High Street and Hackney Road	
FSOS 10	<a href="#">Bishopsgate Goodsynd</a>	Shoreditch High Street and Hackney Road	
FSOS 11	<a href="#">159–161 Shoreditch High Street, 162–167 Shoreditch High Street</a>	Shoreditch High Street and Hackney Road	
FSOS 12	<a href="#">14 Anning Street</a>	Shoreditch High Street and Hackney Road	
FSOS 13	<a href="#">Mercury House, Chart Street</a>	City Road	
FSOS 14	<a href="#">4–6 Shepherdess Walk</a>	City Road	
FSOS 15	<a href="#">Finsgate House, 5–7 Cranwood Street</a>	City Road	

Figure 131. Schedule of Opportunity Sites

## Appendix 2. Glossary

- Active Uses – ground floor uses which create movement and interest and activate the street eg, retail, leisure, entertainment, community where appropriate.  
Please refer to Opportunity Site guidance for appropriate active uses for each Opportunity Site.
- Agent of Change – A planning principle that seeks to protect existing and lawful noise generating uses from proposals for new noise sensitive uses, by putting the responsibility for noise mitigation on the new development
- Bullnose – ‘Bullnose’ in building design refers to a rounded, convex edge or profile applied to various exterior elements such as bricks, cladding, fascias, stairs, and verandahs. It is used to soften the appearance of corners, enhance durability, and provide a finished, often traditional, aesthetic.
- Community use – Use Class F2
- Employment floorspace – includes Eg (i) an office to carry out any operational or administrative functions; Eg(ii) the research and development of products or processes, or any industrial process; Eg (iii) being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.  
Employment-led development – a development proposal where 50% or more of the proposal is for office floorspace
- Entertainment Use – cafes, restaurants, performance spaces, theatres, cinema
- Industrial floorspace – Use Class E(g)(iii), B2 and B8
- Key Streets – the Retail cluster frontages in Policy FS05
- Larger format retail – 80 sqm and larger
- Leisure use – bars, pubs, restaurants, cafes, competitive socialising venues eg Bingo/Golf, sport & leisure facilities, event spaces/clubs, and nightclubs, performance spaces, theatres and cinema.
- Major development – Ten or more housing units, a site area of over 0.5 hectares or building with over 1,000 square metres of floor space.
- Office – E(g)(i) Use Class
- Pre-redevelopment audit – A pre-redevelopment audit is a tool for understanding whether existing buildings, structures and materials can be retained, refurbished, or incorporated into the new development. The audit should be carried out early on (at preapplication stage) and should inform the design.
- Public Realm/Public Spaces – publicly accessible spaces, including streets, parks and squares that are used for social interaction and movement.

- Research + Development – An area of work that seeks to gather knowledge to create new products or improve existing products and services
- Residential – self contained C3
- Retail – Use Class E(a)
- Small scale retail – Less than 80 sqm gross internal floorspace
- Tall Building – building of 30m or higher
- UGF – Urban Greening Factor – A tool used to measure the quantity and quality of urban greening in new developments, as required by the London Plan
- Urban Heat Island – The effect by which urban areas experience warmer temperatures compared to suburban or rural areas, due to heat generated from people, cars and buildings
- Use Class B2 – for the carrying of general industrial processes – this does not include specialist industrial or those that can be undertaken in a residential area.
- Use Class B8 – Use for storage or as a distribution centre.
- Use Class E(a)- Shops, other than for the sale of hot food
- Use Class E(c) – Financial and professional services
- Use Class E(g) – uses which can be carried out in a residential area without detriment to its amenity. Includes:
  - **E(g)(i)** Offices to carry out any operational or administrative functions,
  - **E(g)(ii)** Research and development of products or processes
  - **E(g)(iii)** Industrial processes – being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

## Appendix 3. Policies map

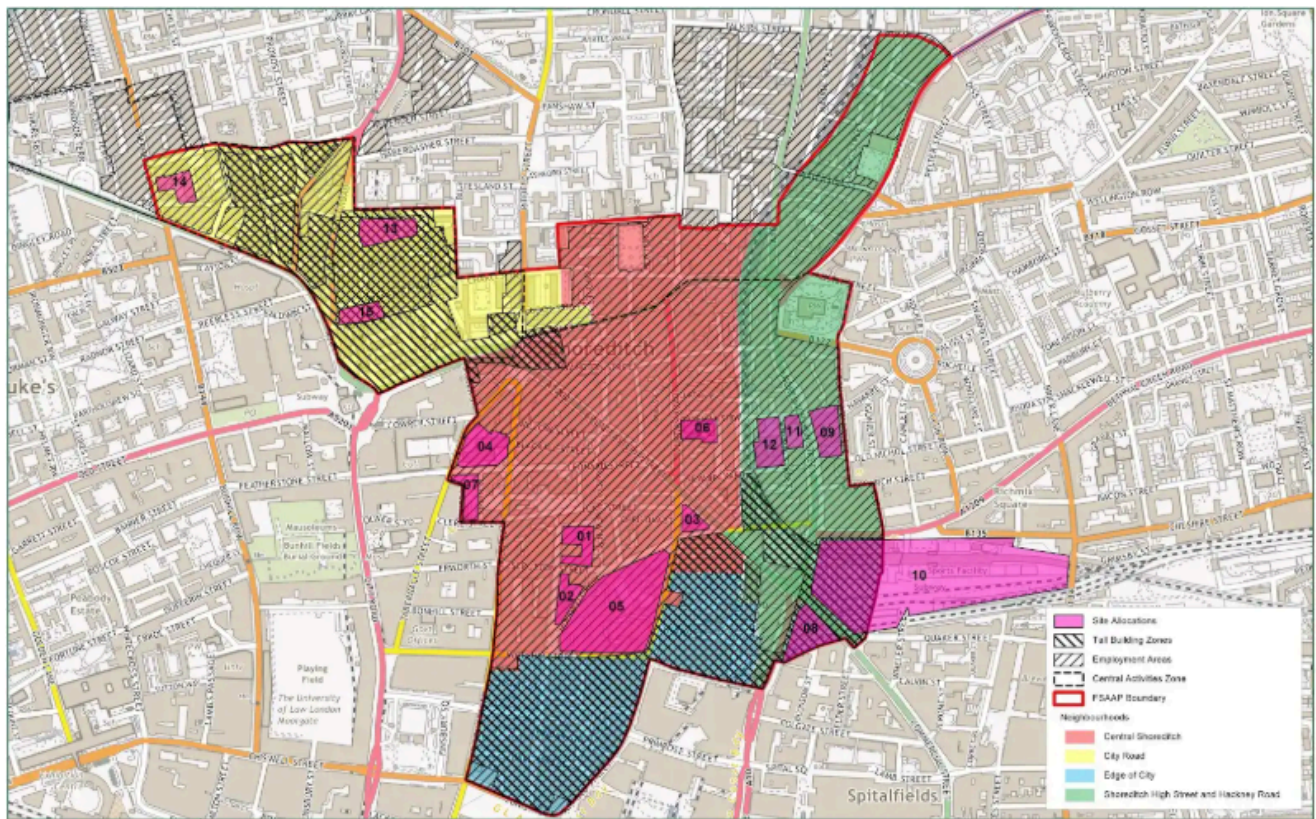


Figure 132. Policies map

### Get in touch:

Visit our website at:

[hackney.gov.uk/future-shoreditch](https://hackney.gov.uk/future-shoreditch)

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