

# Stoke Newington Town Hall and Surrounds

Planning and Design Guidance  
June 2017



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# Summary

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The objective of this Planning and Design Guidance is to set out key planning and design parameters for future refurbishment and / or redevelopment proposals at Stoke Newington Town Hall, Library and surrounds.

The buildings are currently under-used, with the services located in the Complex being Stoke Newington Library, Hackney Homes, the Private Rented Housing Team, the Venues Team and the Emergency Planning Team. There is an opportunity to intensify and introduce new uses to make better use of the heritage assets and generate income, to offset ongoing maintenance costs.

Stoke Newington Library is popular and well-used, and will be retained, however there is an opportunity to work with the existing grand features and spaces of the Grade II listed buildings and to create a vibrant, mixed-use employment-led scheme by introducing and intensifying a range of A3, A4, B1, C3, D1 and D2 uses across the buildings.

This Planning and Design Guidance document recommends site-specific uses based on a robust evidence base, with a long-term vision to repopulate the site, which currently has numerous vacant and underused spaces.

# 1. Introduction

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1.1 There is a significant opportunity for the Council to make more efficient use of Stoke Newington Town Hall, Library and surrounds, referred to as “the Complex” from here on, to secure a more sustainable future for these important community and heritage assets. As part of this, there is scope to improve the service offer, through rationalising and optimising current uses and bringing in new uses into the Complex, whilst exploring the potential to offset on-going site maintenance costs and potentially generate capital/revenue receipts for the Council.

1.2 This guidance aims to positively shape the regeneration of the local area through a heritage-led scheme, introducing new income generating uses to enable the conservation of the buildings.

1.3 The Complex has an approximate total area of 1.80 acres (0.728 hectares) and contains the following principal elements:

- The Town Hall and Municipal Offices
- The Assembly Hall
- Stoke Newington Public Library
- The Former Reference Library
- Library ancillary rooms (first floor and the Gallery)
- The Rear (The Civil Defence Building, Data Centre and Bunker)

The resultant introduction of new uses to the existing buildings and potential development at the rear is to be of high quality, protect the integrity of the buildings’ heritage status and well integrated within the fabric of Stoke Newington, with a view to providing services and uses that enhance economic growth, local character and inclusivity.

1.4 Given the age of the buildings, there is no record of lawful use for them, however they are considered within the Sui Generis use class which defines their use as unique and unlike any other, and as such, any change of use away from this will require planning permission.

1.5 This document provides planning policy and design guidance for any future introduction of new uses, refurbishment or redevelopment to the Complex. The document sets out the key planning policies and design issues that will need to be considered when assessing the potential of the Complex, and informed by a robust evidence-base designates site-specific uses from the Town and Country Planning (Use Classes) Order 1987.

1.6 The purpose of the Planning and Design Guidance is to inform potential new users of the specific planning and design parameters for the Complex. The guidance is based on and summarises relevant policies in the existing London Plan and the Council’s Development Plan (the Core Strategy and Local Plan), as well as a range of feasibility studies including an Assessment of Significance, Existing Use survey and a Demand Survey (links to the documents can be found at [www.hackney.gov.uk/spd](http://www.hackney.gov.uk/spd)). The guidance incorporates and addresses responses and issues raised by the public during the ‘Making better use of Stoke Newington Town Hall and Library’ consultation, which ran between 3rd October 2016 and 14th November 2016.

1.7 Responses to the consultation were generally positive, with many participants keen to see the Complex brought back into use. 97% of respondents were in support of introducing new income generating uses to the Complex, with the introduction of flexible office space, art studios and work space (into the Town Hall and municipal offices) highly supported.

60% of respondents used the Library often, amplifying the importance to retain the Service, 84% supported development at the rear though this was dependent on affordability, and 73% claimed to have never, or almost never, used the Assembly Hall highlighting a need to intensify its use (links to the documents can be found at [www.hackney.gov.uk/spd](http://www.hackney.gov.uk/spd)).



## 2. Objectives

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2.1 The objectives below set out what this Planning and Design Guidance aims to achieve. They have been developed to frame the project moving forward, and create cohesion among the various recommendations across the buildings.

- 1) To bring vacant and underused parts of the buildings back into use.
- 2) To recommend acceptable uses to introduce into the Complex, informed by a robust evidence base.
- 3) To create a comprehensive framework for any future planning applications for the Complex.
- 4) To refurbish and conserve the Grade II\* listed buildings for future generations.

## 3. Context

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### Location

3.1 The Complex is located in Stoke Newington ward, situated in the north-west corner of Hackney. It falls within the Stoke Newington Church Street Local Shopping Centre. Fronting Stoke Newington Church Street, the Complex is bound by Edwards Lane (to the east), an electricity substation (to the north-east), Lordship Terrace (to the north), St Mary's Church (to the west), and contains six principal elements, namely: the Town Hall and municipal offices; the Assembly Hall; the Former Reference Library; Stoke Newington Library; Library ancillary rooms (including the first floor and Gallery); and the Rear (The Civil Defence Building, Data Centre and bunker).

### Existing use

3.2 Stoke Newington Library and the Council Chambers are well used, however there is very limited Council usage of the rest of the buildings across the Complex, with large areas of the buildings being vacant or under-used (it is estimated at least 80 per cent of the existing floorspace is vacant or under-used). The buildings currently operate under the Sui Generis use class.

### Surrounding land use

3.3 Stoke Newington is seen by many as one of the most desirable locations for inner city family friendly living in London. Stoke Newington Church Street is home to a successful independent shopping and evening economy, complemented by a more affordable provision along Stoke Newington High Street. The wider area is home to a thriving arts sector.

3.4 The Complex's entrance is located on Stoke Newington Church Street, with the Rose & Crown Public House operating directly opposite, and a number of restaurants cafes, bars and independent retailers along the street.

3.5 The western boundary of the Complex runs beside the Grade II\* listed Old Church and its adjoining Churchyard.

3.6 The north western corner (rear) of the complex adjoins the eastern boundary of the recently refurbished Clissold Park, a well-used local green facility. The park covers 22.57 hectares and hosts a variety of attractions including a café, tennis court, a skate park and a zoo, with numerous events taking place at the park over the course the year.

3.7 At the rear of the Complex, the Civil Defence Building and Data Centre adjoin a 1960's constructed two storey electricity sub-station, which remains in use and cuts into the Complex.

3.8 The north and east of the Complex, alongside the substation, is bordered by the residential roads Lordship Terrace and Edwards Lane, both quiet with 19th Century housing of townscape merit.

### Transport

3.9 The Public Transport Accessibility Level (PTAL) rating of the Complex ranges between 2 and 3, showing the Complex to have 'moderate' to 'poor' public transport access.

3.10 Notwithstanding, the bus services within the locality are good with routes 476 and 73 providing connections towards London Euston and London Victoria respectively, the 106 to Finsbury Park and Hackney Central, and routes 76, 243 and 149 connecting to London Waterloo and London Bridge.

3.11 Transport access along Stoke Newington Church Street increases as it runs eastward, Stoke Newington Overground station is 0.7 miles (a 10-15 minute walk) north-east of the Complex, providing regular southbound connections directly to Liverpool Street. Northbound connections are available to Seven Sisters, Silver Street, Edmonton Green and Enfield.

3.12 The closest underground station is Arsenal Station, which is located approximately 1 mile to the west of the Complex.

3.13 By road, the A10 provides southbound connections towards central London and northbound connections to the North Circular.

## Heritage considerations

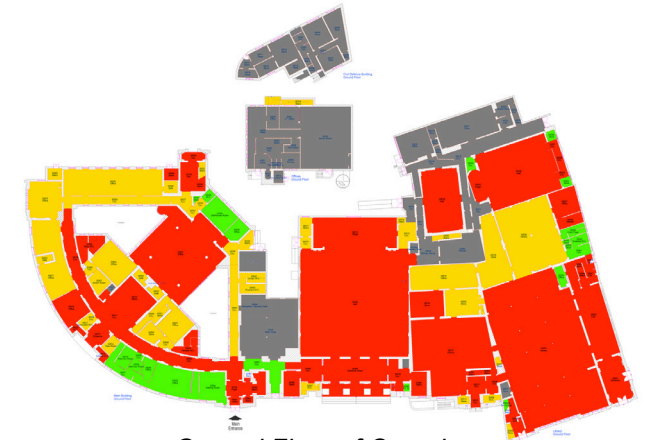
3.14 The history of the Complex dates back to Newington Manor House from circa 1555, with potential archaeological remains of the Manor House still below ground. A row of eleven houses were built on the site in the 18th century, which were demolished between 1892 and 1934 to make way for the Library, Town Hall, Municipal Offices and Assembly Hall as they are today. The Complex is considered an Archaeological Priority Area.

3.15 The whole Complex falls within the Clissold Park Conservation Area. The Town Hall and municipal offices, Assembly Hall, Stoke Newington Library, Former Reference Library and Library ancillary rooms (including the Gallery) and curtilage (e.g. gates and railings) are all Grade II listed. The historic significance however of the buildings and their elements vary across the Complex. Though many of the rooms and circulation spaces have high a survival of historic elements that need to be retained or restored, many parts in the rear (north) of the complex are highlighted as having little to no significance, including the Data Centre and Civil Defence buildings.

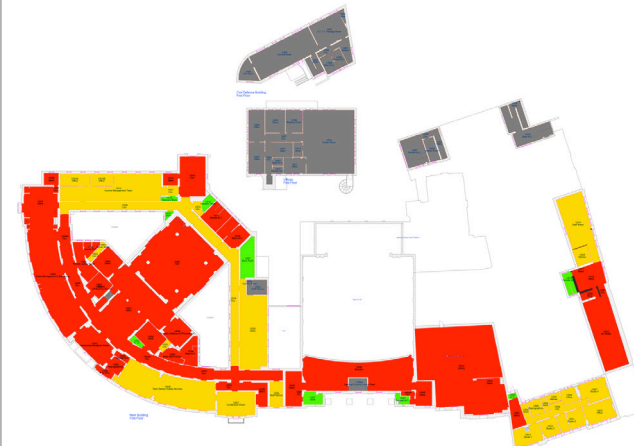
3.16 The Complex has communal and historical (associative and illustrative) significance. Its location adjacent to the Old Church places it at the heart of Stoke Newington history and illustrates the growth of local government from the former church Vestries. The Complex also has aesthetic significance since it commands views from the heart of Stoke Newington Church Street and Clissold Park. For further information refer to the Assessment of Significance (2016) (a link to the document can be found at [www.hackney.gov.uk/spd](http://www.hackney.gov.uk/spd)).



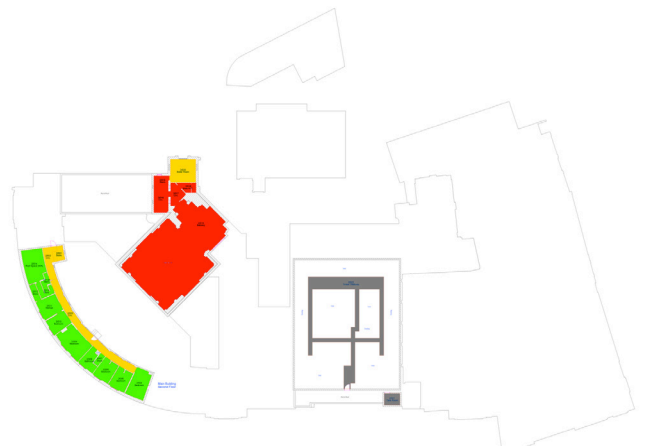
*Basement of Complex*



*Ground Floor of Complex*



*First Floor of Complex*



*Second Floor of Complex*

### Key

High historic significance	Red
Moderate historic significance	Yellow
Low historic significance	Green
No historic significance	Grey

## 4. Local, regional and national policies

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4.1 The Complex is currently designated within the Sui Generis use class and as such, any introduction of uses outside this designation will require planning permission and potentially Listed Building Consent. Any planning application for the Complex will be assessed on its merits against the National Planning Policy Framework (NPPF) (2012) and the Council's Development Plan which comprises the London Plan (2011) and the Council's Local Plan.

### National Planning Policy Framework

4.2 "At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking," (NPPF, 2011).

4.3 The NPPF outlines three dimensions to sustainable development: economic, social and environmental:

- Economic role – building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- Social role – supporting strong, vibrant and healthy communities by providing the housing required by present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- Environmental role – contributing to protecting and enhancing our natural, built and historic environment.

4.4 A core NPPF planning principle is to conserve heritage assets so that they can be enjoyed for their contribution to the quality of life of this and future generations. Local authorities must assess the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

4.5 National planning policy and guidance also highlights the importance of high quality public realm and the key role that the public realm plays in the creation of sustainable, inclusive and mixed communities, as well as attractive and walkable environments.

## The London Plan

4.6 The overall regional strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London is the Mayor's London Plan (consolidated with alterations in 2011).

4.7 London Plan policy 2.15 (Town Centres) seeks to ensure that local centres provide convenient access to local goods and services needed on a day to day basis; that they enhance the overall attractiveness of local neighbourhoods and serve as foci for local communities; and that surplus commercial capacity is identified and brought forward to meet housing and local community needs, recognising that this process should contribute to strengthening the 'offer' of the centre as a whole.

4.8 London Plan policy 3.3 (Increasing London's supply of housing) promotes the increase of housing provision through identifying new housing sites to close the gap between housing need and supply.

4.9 London Plan policy 3.5 (Quality and design of housing developments) outlines new housing developments to be of the highest quality internally, externally and in relation to their context and to the wider environment.

4.10 London Plan policy 3.8 (Housing choice) supports housing development which offers a range of housing choices, in terms of the mix of housing sizes, types and affordability.

4.11 London Plan policy 3.16 (Protection and enhancement of social infrastructures) states that development proposals which provide high quality social infrastructure will be supported in light of local

and strategic social infrastructure needs assessments. Facilities should be accessible to all sections of the community (including disabled and older people) and be located within easy reach by walking, cycling and public transport. Wherever possible, the multiple use of premises should be encouraged.

4.12 London Plan policy 4.2 (Offices) supports the mixed use development and redevelopment of office provision and promotes the availability of sufficient and suitable workspaces in terms of type, size, cost and mixed-uses.

4.13 London Plan policy 4.6 (Support for and enhancement of arts, culture, sport and entertainment) supports the continued success of London's diverse range of arts and cultural enterprises and the cultural, social and economic benefits that they offer to its residents, workers and visitors.

4.14 London Plan policy 4.7 (Retail and town centre development) states that retail, commercial, culture and leisure development should be focused on sites within town centres and the scale of such development should be related to the size, role and function of a town centre and its catchment.

4.15 London Plan policies 7.2 (An inclusive environment), 7.4 (Local character) and 7.5 (Public realm) outline that new development must complement the surrounding buildings and streets whilst creating high quality, connected public spaces that are accessible to all.

4.16 London Plan policy 7.3 (Designing out crime) encourages boroughs to create safe, secure and appropriately accessible environments.

4.17 London Plan policy 7.5 (Public realm) maintains that landscape treatment, street furniture and infrastructure

should be of the highest quality, have a clear purpose, propose uncluttered spaces and should contribute to the easy movement of people through space.

4.18 London Plan policy 7.8 (Heritage assets and archaeology) and 7.9 (Heritage-led regeneration) proclaims that boroughs should seek to maintain and enhance the contribution of London's heritage, identifying, protecting, enhancing and improving access to the historic environment. Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant.



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## The Local Plan

4.19 The relevant policies regarding this Complex are derived from the Core Strategy (CS) (2010) and the Development Management Local Plan (DM) (2015), which are part of the Council's Local Plan. It is important to note that a new Local Plan is due for completion in 2018, which upon adoption may change the policies outlined below.

### Economic Policies

4.20 The southern portion of the Complex is designated as part of the Stoke Newington Local Shopping Centre, whilst the Data Centre and Civil Defence buildings fronting Lordship Terrace are not within this designation. CS13 sets out that the Local Shopping Centres will be maintained and enhanced to serve local communities. Policy DM7 seeks to ensure that retail uses are predominantly located within its designated town centres and that these uses are appropriate to the scale, character and function of the town centre and do not harm the vitality and viability of the centre as a whole. In addition, policy DM8 seeks provision of small shop units suitable for small and independent retailers.

4.21 DM11 outlines that evening and night-time economy uses may be appropriate in Local Shopping Centres, these include restaurants and cafes, drinking establishments, take-aways, assembly and leisure and some sui generis uses.

4.22 Stoke Newington High Street District Centre is in close proximity to the Complex and has a role to attract people from other areas within and outside the borough by increasing the pulling power of Hackney, whilst

providing services for local residents. There is scope to pull some of these principles into this project, building on Hackney's diverse and distinctive character by forming a 'Stoke Newington hub', attractive to Hackney residents and beyond.

4.23 Stoke Newington (District Centre) and Stoke Newington Church Street (Local Centre) are collectively showing a strong performance in line with National Planning Practice Guidance indicators for a healthy town centre. Stoke Newington Church Street has a strong comparison retail offer and high quality shops as well as a specialist convenience offer including delis and small independent food stores. Stoke Newington has improved its offer in recent years of high quality daytime eating and drinking establishments.

4.24 Policies CS17, CS18, DM14 and DM15 encourage economic development, growth and promotion of effective use of land through the identification and regeneration of sites for employment generating uses. When considering the redevelopment of employment sites applicant should demonstrate that the maximum economically feasible amount of employment land and floorspace is provided. It is outlined that any new employment floorspace should be of high quality, incorporate a range of unit sizes and types that are flexible, have natural light and suitable for sub-division and configuration for new uses and activities to accommodate a diverse range of sectors and businesses.

4.25 DM16 outlines that the Council will seek 10% affordable workspace for development where the floor space is more than 1,000 sq.m, subject to scheme viability. Rent and service charges should be at least 20% less than comparable local market rates in perpetuity. The Council's preference is for any affordable workspace

to be secured through legal agreement with a Council registered workspace provider: <http://www.hackney.gov.uk/Assets/Documents/Workspace-Providers-List.pdf>

4.26 The contribution of arts, culture and entertainment is significant to Hackney's community needs, economic development, vitality and regeneration, and this is outlined in DM6. There are a significant number of artists, designers and other creative professionals, and the creative industries contribute strongly to the local economy. Proposals for arts, culture and entertainment facilities, and public art installations are preferably located within Shopping Centres such as that of Stoke Newington Local Shopping Centre.

### Social Policies

#### *Residential Development*

4.27 All residential development should comply with DM1 requiring high quality design, reinforcing and complementing the original buildings.

4.28 CS19 and DM19 set out the Council's general presumption in favour of housing, particularly affordable housing, and seek to ensure that proposals for new residential development incorporate a mix of dwelling types and sizes that reflect and respond to Hackney's current and future housing needs. DM22 sets out the council's preferred dwelling mix whereby the current most pressing shortage is for 2 bedroom (3 person) homes and for 3 bedroom (5 person) family homes. For affordable housing a third of dwellings sought should be family-sized of at least 3 bedrooms.

4.29 Policies CS20 and DM21 set out the Council's



approach to affordable housing. Affordable housing will be sought on all developments comprising 11 residential units or more. New housing should seek to meet a borough-wide affordable housing target of 50% of all units subject to site characteristics, location and overall scheme viability. In line with identified need and as a borough wide guide the required tenure split of affordable housing will be 60% social rented and 40% Intermediate (by unit).

4.30 If development proposals meet the relevant CIL liability thresholds outlined in DM4, they will be required to comply with both the Council's and the Mayor of London's CIL Charging Schedule.

4.31 The Council promotes car free development proposals throughout the Borough, in line with the DM47 car free policy, contributing to public realm improvement.

### *Community and Health*

4.32 DM5 outlines a requirement to protect and deliver social and community facilities to support the quality of life, health and well-being of the local population. This includes nurseries, education and health facilities. The existing Stoke Newington Library on the site is an important community facility and should be protected. Any loss of a community facility will be resisted by the Council unless a replacement facility is provided, or the community facility is no longer required in its current use and it has been demonstrated that it is not suitable for any other community use for which there is a defined need in the locality. The shared use of social and community facilities is encouraged.

4.33 CS11 proposes favourably considering appropriate

proposals for new healthcare facilities where evidence demonstrates a significant need.

## **Environmental Policies**

### *Heritage*

4.34 The Town Hall, Assembly Hall and Library are Grade II listed and the whole Complex falls within the Clissold Park Conservation Area and an Archaeological Priority Area.

4.35 DM1 outlines that all developments are to be of high quality design, reinforcing and complementing local distinctiveness. The design must Respect the visual integrity and established scale, massing and rhythm of the buildings and street scene of which they form a part, optimising the distinctive character of the existing buildings.

4.36 DM28 advises development in the Borough's Conservation Areas to preserve or enhance the character and appearance of the respective area. The Council will only grant planning permission to demolish or substantially demolish non-listed buildings in conservation areas where the proposal would preserve or enhance the character or appearance of the conservation area. Any change of use to a listed building that involves any alterations to the building or within its curtilage shall:

- Not lead to substantial harm to or total loss of the significance of the building and should harmonise with the period, style, materials and detailing of the building;
- Retain and repair existing features and fabric, or, if missing, replace them in a sympathetic manner;

- Not harm the structural integrity or stability of the building or that of adjoining buildings or structures;
- Relate sensitively to the original building and not adversely affect the internal or external appearance or character of the building, curtilage or its setting; and
- Retain roof structures of intrinsic architectural or historic interest.

4.37 Development must not adversely affect important archaeological remains or their settings. An archaeological assessment may be required for any development proposals for this Complex.

### *Public Realm*

4.38 The Council's Public Realm Supplementary Planning Document (2012) outlines a need for positive public realm interventions such as the planting of street trees, installation of living roofs and introduction of new green spaces. Public realm should be fully accessible, locally distinctive, define streets, improve sense of safety and improve environmental sustainability.

4.39 All proposals must take full account of the needs of pedestrians, cyclists and other users, including those with disabilities, meeting mobility requirements as appropriate. CS6 and DM46 state that the highest standard of design quality, environment and facilities should be provided to reduce the need to travel by car, including through the provision of secure cycle parking and maximising accessibility.

4.40 DM31 states that proposals with 10 or more residential units and / or more than 1000 sq.m of commercial floorspace will be expected to provide communal amenity open space. This should be publicly accessible where possible.

## 5. Opportunities and constraints

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### Opportunities

5.1 Though the public Library is well-used, there is very limited actual Council usage of the Town Hall and Municipal Offices, with large areas vacant or under-used.

5.2 Some of the existing Council Services operating in the buildings welcome the opportunity to relocate to more fit-for-purpose accommodation, or are able to rationalise the space they currently use.

5.3 The Town Hall is successfully used for ceremonial functions, community events and council related meetings and there is scope to intensify these uses, hiring out the spaces more regularly.

5.4 It is not necessary for the Community Service Library to be located beside the main Library as they operate independently to one another. As such, there is an opportunity to allocate a new use(s) to the Former Reference Library, a double height room with galleried walls, fronting Stoke Newington Church Street.

5.5 To the rear of the Library Service, within the main library building, there is scope to reconfigure the ancillary rooms and bar.

5.6 There is an opportunity here for the main Library Service, as it adapts to changing demand, to make use of its peripheral spaces.

5.7 The Former Reference Library, Assembly Hall, ancillary kitchen and bar, and the rooms at the rear of the library, have the capacity to be operated by a single occupier.

5.8 The Library Foyer is underused and there is an opportunity to introduce a complementary use to the adjacent main Library.

5.9 The use of the rooms on the first floor of the Library has the potential to be intensified, and studio use potentially extended into the current library staff room.

5.10 The Gallery on the ground floor of the Library building, with separate access onto Edwards Lane, could be intensified in use and has the potential for introducing a range of income generating uses.

5.11 There is an opportunity for significant residential / commercial development at the rear of the Complex, with either refurbishment or redevelopment of the Civil Defence and Data Centre buildings.

5.12 There is an opportunity to introduce an income generating use into the bunker beneath the Data Centre at the rear. The bunker is not part of the curtilage of the Grade II listed buildings, so although it is of interest, there is greater scope for change.

5.13 The buildings have significant architectural merit, both internally and externally. The Complex is also adjacent to Clissold Park, an attractive public green space containing Clissold House, an attractive Grade II\* listed wedding and private events venue. There is a real opportunity to create a unique offering.

5.14 The Town Hall, Former Reference Library and main Library floorplates have been designed in such a way that allows for the division of occupation, each having their own access arrangements.

5.15 The Council Chambers and Assembly Hall have recently been refurbished and are ready for intensification of uses. The reception area has also been refurbished recently, providing a large, attractive entrance point to the Town Hall building.

5.16 Stoke Newington and the surrounding areas have seen considerable rise in the demand for housing in recent years.

5.17 There is a high demand for business and incubator spaces within the local area.

5.18 Church Street is a thriving local shopping street, with a number of independent bars, cafes and boutique stores. This existing service offering will complement the introduction of business use, which would require places to eat and drink.

5.19 There is an opportunity to reintroduce residential use into the vacant superintendents flat above the Town Hall building.

## Constraints

5.20 Some parts of the Complex host Council Services including the Venues Team, Hackney Homes, the CCTV Team, the Private Rented Housing Team and the Emergency Planning Team.

5.21 The Council have recently invested in refurbishing the CCTV monitoring room and sub monitoring room in the basement of the Town Hall.

5.22 The Gallery is restricted to library, museum, technical school or gymnasium use due to restrictive covenants in its Title.

5.23 The electricity substation cannot be considered as part of this development as it is not owned by the Council. The substation's right of access at the rear of the Complex and its potential noise impact further constrains development.

5.24 The Bunker (located below the Data Centre) is of historical significance and it is recommended that the bunker be retained, which will incur higher engineering costs if extensive works are planned for the land above it.

5.25 There are inherent constraints and potential costs present in the regeneration of a Grade II listed building and these may limit the viability of certain uses. The heritage constraints may potentially deter some mainstream developers.

5.26 The primary Town Hall frontage along Church Street is set back, and is somewhat secluded as a result of the listed railings and gates that are part of the

curtilage of the buildings, acting as a barrier between Church Street and the Complex.

5.27 The cost and time necessary to renovate some parts of the buildings will slow down the introduction of uses.

5.28 The Complex has a low PTAL rating of 2-3 and this relatively low transport connectivity may not be suitable for certain uses.

5.29 The second floor Superintendent's Flat does not have disabled access and is accessed by climbing several flights of stairs.



*Vacant room in the Town Hall building*

*Town Hall interior*



## 6. The Town Hall and Municipal Offices

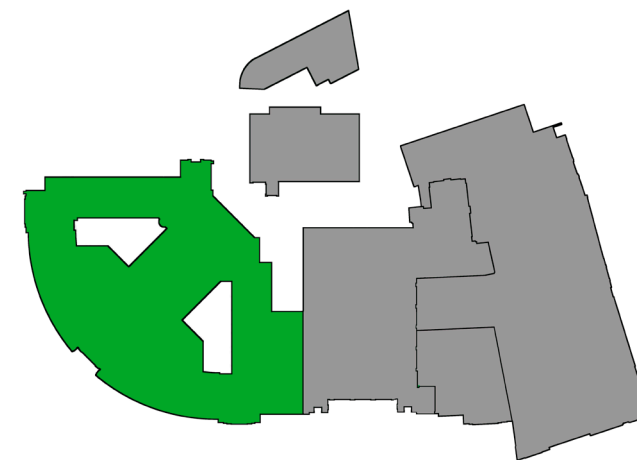
### Description

6.1 The Town Hall and Municipal Offices are made up of two floors (Town Hall wings and central space), Council Chamber, a top floor flat (former superintendent's flat) and a basement. The basement has its own external access, allowing for any use located in the basement to operate independently from the rest of the building. The ground and first floors which contain the Council Chamber and municipal office functions across the rear and side wings of the building, have three entrances with connecting staircases, allowing for various management options; either divided to be managed separately, or managed together across the floors. The Council Chamber has a capacity of 53 persons (+ 30 on balcony) seated in a theatre-style conference event.

6.2 The former Superintendent's Flat located along the curved principal façade on the second floor of the building can only be accessed through an entrance at the rear, and up a narrow staircase. The flat comprises a kitchen; two reception rooms; bathroom; and three bedrooms, all in significantly poor condition.

6.3 The main entrance and reception fronting Church Street were fully refurbished in 2008 and provide joint access to the Town Hall and adjacent Assembly Hall.

6.4 The well-preserved Grade II listed building's high quality and grand civic design has high aesthetic, historic and communal significance. The Town Hall represents municipal pride and confidence of local authorities in the 1930s. Older residents will remember the building as the Town Hall of the former Metropolitan Borough of Stoke Newington (MBSN) and therefore the epicentre of local politics from 1937 until 1965. Many local people were married in the former Registry Office. Almost all local people will have visited the building at some point to pay their rates or use other Council services.



*Council Chamber*



### Section

### GIA m (sq ft) (approx.)

Town Hall wings and central space	1,681 (18,094)
Council Chamber	143 (1,539)
Superintendent's flat	195 (2,098)
<b>Total</b>	<b>2,019 (21,731)</b>



## Existing Use

### Basement

6.6 The basement is currently home to the Council's CCTV and Emergency Planning Service, including recently refurbished monitoring rooms, meeting rooms, rest rooms, shower rooms and storage. It is envisaged that the CCTV and Emergency Planning Service remain in their current location.

### Ground Floor

6.7 Many Ground Floor offices are either vacant or have scope to be rationalised. The Ground Floor wings host Council Services including a hub for Hackney Housing and offices occupied by the Private Rented Housing team. The Ground Floor central space (located below the Council Chamber) comprises a large, disused double aspect room (former Rates office).

### First Floor

6.8 On the First Floor most of the rooms are empty, with the exception of the Council Chamber and one room at the rear that functions as office space for both the ICT and CCTV and Emergency Planning Services. The Council Chamber is popular, currently used for weddings, celebrations and ceremonies, regularly fully booked between Thursdays and Sundays.

### Second Floor

6.9 The former Superintendent's flat is vacant and in need of comprehensive refurbishment.

## Recommended Use

### Basement

6.10 The basement to remain in its current use under use. The cost of relocating the CCTV and Emergency Planning Service cannot be justified, and with its own entrance (and as an isolated space) it will not interfere with any new uses introduced across the buildings.

### Ground and First Floors

6.11 The Ground Floor and First Floor are suitable for:

- B1 Business - Space for shared-working and open plan offices, or for studios and 'maker spaces'. There is demand in the area for space for creative industries and start-ups.
- D1 Non-residential institution - The Ground Floor could provide space for a day nursery, a health clinic or a specialist educational user such as a language school. It is outlined in the City and Hackney GP Confederation report, Primary Care Workforce and Buildings Time-bomb (2015), that there is a lack of space for existing primary care providers to expand in the Stoke Newington area. A suite of offices on the Ground Floor, fronting Stoke Newington Church Street have historically been allocated to the Ministry of Health and could be returned to health use.

It should be noted that the subdivision of the existing spaces will require Listed Building Consent.

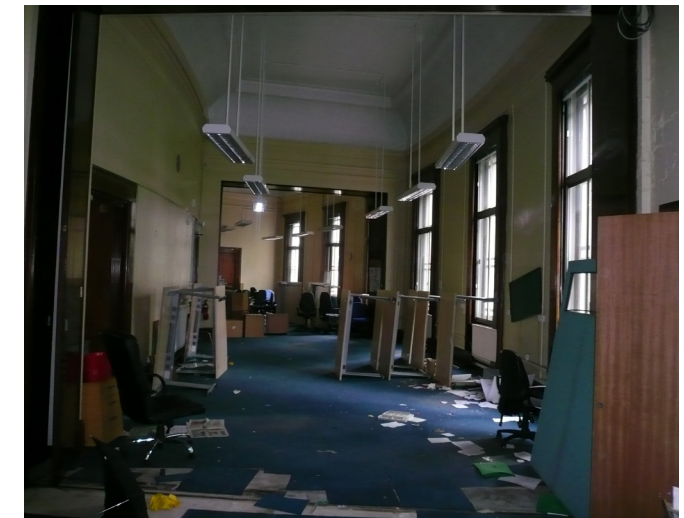
6.12 The Council Chamber is to be retained as a space for weddings, life celebrations and ceremonies. There is however scope to intensify its use outside of

usual booking times. The space could also be used for events such as seminars, exhibitions, showcases and networking events, potentially for future residents / occupiers of shared-workspace across the buildings.

### Second Floor

6.13 It is recommended that the former Superintendent's Flat on the second floor be restored into C3 Dwelling (house) use. The side roof terrace could also be included within the premise's demise, providing private amenity space.

*Vacant room in Town Hall wing*



# 7. The Assembly Hall

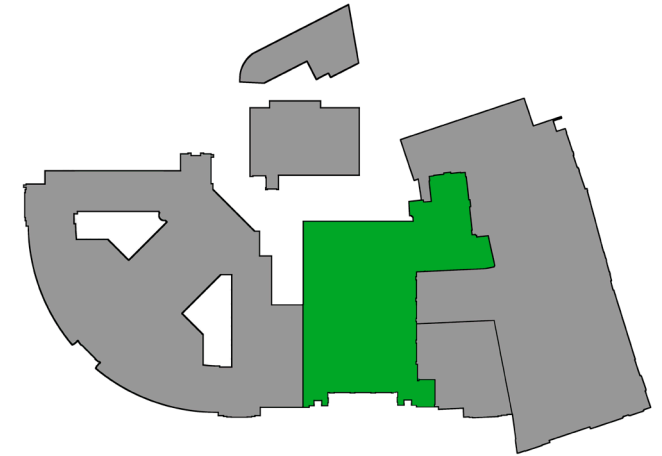
## Description

7.1 The Assembly Hall was refurbished in 2008 and comprises an entrance lobby, main hall (including a stage to the north), viewing balcony (above entrance lobby), bar and unfurnished kitchen (to the north-east corner of the main hall), and basement. The north-west corner also provides double doors leading to a rear service yard.

7.2 The main hall can accommodate 550 standing, 300 seated for a dinner-style event or 420 (+94 on balcony) for a theatre-style conference event. The space can be broken into three smaller rooms comprising the main hall, bar and kitchen. Recent renovation works installed an Art Deco-style bar into the room designated as the bar and a furniture lift allows for easily accessible storage in the basement.

7.3 At basement level, the north of the Assembly Hall, the stage leads to a series of dressing rooms for performers and a series of storage rooms below the bar area and kitchen rooms. A sequence of decorative foyer and circulation spaces from the entrance lobby lead to recently refurbished high quality design basement toilets and cloakrooms.

7.4 Historic significance of this building is extensive, presenting an architectural high point of the former MBSN and acting as an entertainment and ceremonial venue for locals for many years. The 1930s Assembly Hall and adjoining rooms host period features such as a lockable Canadian-maple sprung dance floor and original wooden panelling. The Assembly Hall was, and remains, a prominent venue in this part of London.



*Assembly Hall (view from balcony)*



Section	GIA m (sq ft) (approx.)
Assembly Hall	512 (5,511)
Entrance lobby	53 (570)
Adjoining rooms	117 (1259)
<b>Total</b>	<b>682 (7340)</b>



## Existing Use

7.5 The Assembly Hall and adjoining spaces are currently managed by Hackney's Venues Team for a variety of events including weddings, conferences and the Stoke Newington Literary Festival.

## Recommended Use

7.6 There are two options for the Assembly Hall, both within D2 Assembly and Leisure use:

- The Assembly Hall and adjoining rooms continue in their current use, the frequency of events intensified.
- As recommended by Deloitte in their Demand Survey (2017), the Assembly Hall with the large entrance lobby could also lend itself to other uses such as live performances and festivals. Adjoining rooms could provide complementary ancillary retail, restaurant or bar use. As the bar itself is of no heritage significance, there is scope to modify the use of the bar.



*Large entrance lobby*



*Kitchen facility*

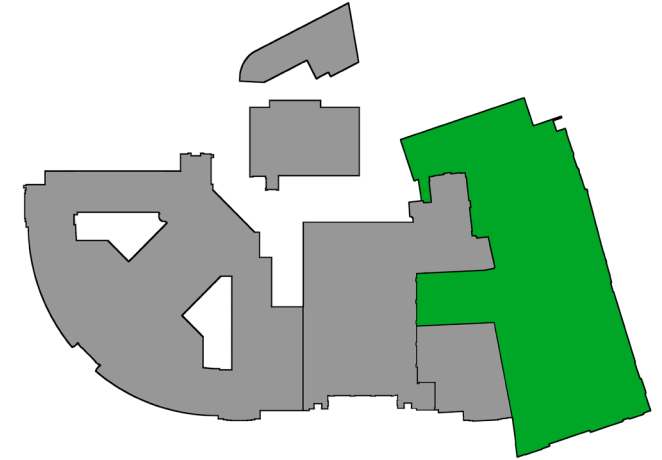
# 8. Stoke Newington Public Library

## Description

8.1 At ground floor level, the building provides library services with full public access. There are a number of ancillary areas however for the rear and above the Library, which is considered in Section 10.

8.2 The principal entrance to the library, located on the corner of Church Street and Edwards Lane, is accessed through a striking and unusual memorial, commemorating the First World War dead.

8.3 The First World War Memorial entrance is a direct physical link between the people of Stoke Newington and their past and continues to move and remind visitors of the tragedy of war and its local impact. The memorial leads to a large foyer area and into the Public Library. The Public Library is made up of two large halls the main library and the children’s library, and two committee rooms.



*Library exterior*



Section	GIA m (sq ft) (approx.)
Main Library	588 (6,329)

## Existing Use

8.4 The Public Library is popular and well-used, currently offering a wide range of services including borrowing books, a children's library, desk spaces and free computer access.

## Recommended Use

8.5 The Public Library (main and children's libraries) is to be retained in its current use.

8.6 Depending on the needs of the service there is the potential to reconfigure the space used by the library and introduce ancillary use(s), particularly into the foyer area. Ancillary use could be in the form of exhibition space, a small café / coffee kiosk / coffee machine or self-service Amazon Locker kiosks. Permission for change of use will not be necessary if considered ancillary to the use of the public library, although Listed Building Consent may still be required.



*Library interior*

*Library foyer*

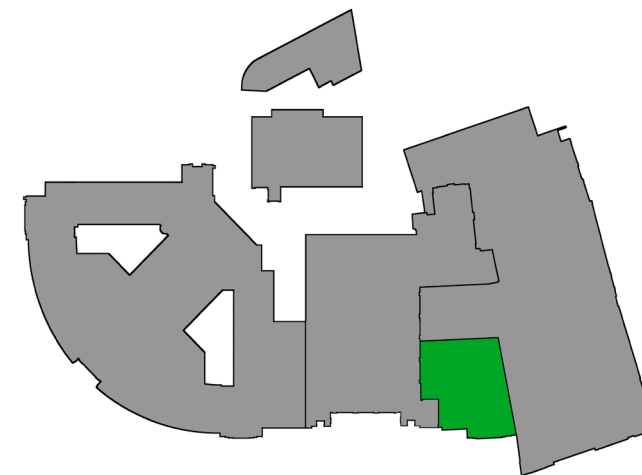


## 9. The Former Reference Library

### Description

9.1 The Former Reference Library adjoins the Assembly Hall and Public Library, with its own private access from Stoke Newington Church Street. The entrance lobby offers a grand entrance to the main double-height room, both of which are well-designed and contain original 1930s fittings and herringbone parquet flooring. The mezzanine gallery of bookshelves contain a number of historic books which are of heritage significance.

9.2 The main room has several, smaller adjoining rooms and a basement. There is no public access to this section of the building, although there are internal connecting doors providing access to the main Public Library and rooms to the rear, as well as external doors onto Stoke Newington Church Street.



*Former Reference Library interior*



Section	GIA m (sq ft) (approx.)
Ground floor	300 (3,229)
Basement	53 (568)
<b>Total</b>	<b>353 (3,797)</b>



## Existing Use

9.3 The Former Reference Library is currently used by the Council's Community Service Library. This is a specialised Service that delivers books to immobile Hackney residents on a rotational four-weekly basis. The main room and basement is used for storing books, CDs and DVDs for this Service, and the adjoining room as an office. The entrance route is currently used as poor quality storage.

## Recommended Use

9.4 It is recommended that the Community Service Library is relocated to an alternative fit-for-purpose venue and the Former Reference Library opened to public use, with the bookshelves on the mezzanine level remaining as a key feature. Two options have been identified for this space:

- A3 Restaurant and Café / A4 Drinking Establishment  
Subject to Listed Building Consent, an independent restaurant occupier could use the space as a café, restaurant or bar, or interchangeably as a café in the day, and restaurant by night. The basement has potential to be integrated into an introduced new use, although access and fire escape issues would need to be addressed.
- D1 Non-residential / A3 Restaurant and Café use –  
The ground floor level could be used as an extension to the current Public Library service in the form of extended desk and computer space. There is also the potential to install café use as part of this extension, possibly in the form of a complementary coffee station.

9.5 The use of the Former Reference Library could be combined with the use of the adjacent Assembly Hall and / or with an extended facility of the rear bar and kitchen that adjoin the Assembly Hall.



*Access to Stoke Newington Church Street*

*Adjoining office*



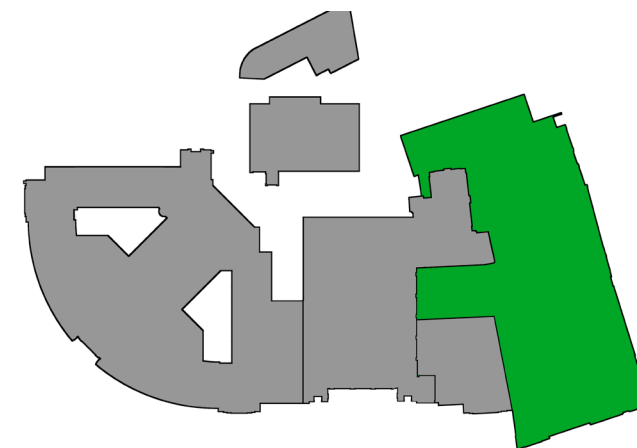
## 10. The Library ancillary rooms: first floor and the Gallery

### Description

10.1 The Library buildings have aesthetic significance as high quality, well-designed and well preserved buildings by capable architects of the time, reflecting three phases of change in the use, design and style of library buildings from 1892 to 1937. Though the Public Library is well used and will be retained, the building itself hosts various unused and underused ancillary spaces.

10.2 At ground floor level, The Gallery, which was a 'newer' addition and has its own entrance fronting Edward's Lane, is located to the north of the library building. It forms a large ground floor room with a stage and high ceilings, a ground floor side room with a kitchenette, a basement store, and stairs to first floor toilets that serve The Gallery.

10.3 On the first floor level, along the Edwards Lane frontage, there is a large staff room and kitchenette, and a separate large studio space providing an abundance of natural light. Also on the first floor, but fronting Stoke Newington Church Street, the building hosts a separate, self-contained former Library Superintendent's Flat. The flat has its own entrance and direct access off Stoke Newington Church Street.



*The Gallery entrance (Edward's Lane)*



Section	GIA m (sq ft) (approx.)
First floor	313 (3,369)
The Gallery and adjoining room	53 (570)
<b>Total</b>	<b>366 (3,939)</b>



## Existing Use

### The Gallery

10.4 The Gallery is currently managed by the Library Service. It was historically the old Library and is now available for hire by the public for art exhibitions, theatre and community meetings. Although the Gallery does receive bookings, the space is under-used and has potential for more intensified use.

### First Floor

10.5 The first floor of the library (along Edward's Lane) is partly used as a staff room for Library employees, and partly as artist studio space. On the Stoke Newington Church Street side, the former superintendent's flat hosts an office for the Stoke Newington Literary Festival and four rooms of various sizes used as artist studios.

## Recommended Use

### The Gallery

10.6 As the Gallery is used regularly, it is envisaged that its use is retained. It is recommended however that use is intensified.

10.7 Subject to Listed Building Consent, the Gallery could be utilised as D1 non-residential institution or D2 Assembly and Leisure. There is the potential to join the Gallery with the office and storage spaces to the rear of the room, which could be suitable for changing rooms or other ancillary use. Additional D1 or D2 use, depending on its structure, could run alongside existing use of the space. There is also scope to connect the bar and kitchen that adjoin the Assembly Hall to any new use introduced into the Gallery.

### First Floor

10.8 It is recommended that both the Edward's Lane and Stoke Newington High Street facing rooms be retained as studio use, including converting the current library staff room into B1 use and relocating the staff room use to the ground floor. Flexible shared workspace, studios and makers workshops for the creative industries in particular would be encouraged for these rooms.



*Art studios on first floor*

*Library staff room on first floor*



# 11. The Rear: The Civil Defence Building, Northgate Data Centre and Bunker

## Description

11.1 The rear of the Complex comprises two two-storey buildings of low heritage significance, namely the Civil Defence building and Data Centre, and a bunker of moderate heritage significance.

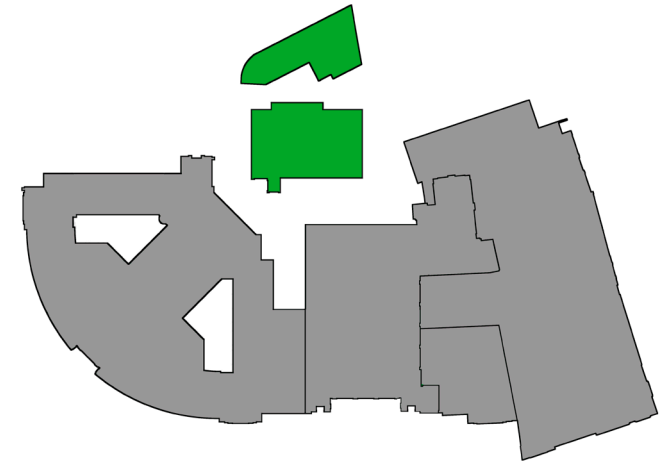
11.2 The Civil Defence building, circa 1961, has some illustrative historical significance since it demonstrates ongoing Cold War paranoia and the attempts to meet the threat of nuclear attack. The rear exit to the building leads directly towards the bunker. The building was probably never remarkable and appears to have been stripped out at some point, losing much of its significance in the process. Its strongest aesthetic feature is the use of matching brick and the attractive curve to the west of the building.

11.3 The second building, the Data Centre building dates from circa 1995 and is modular in character, with a façade of red brick slips. This building is of no significance and in fact detracts from the setting of the Town Hall.

11.4 The Bunker, built circa 1953, has some aesthetic significance as an example of functional architecture and the use of rough-mix, reinforced concrete.

Communal significance is limited since the building was never used for its intended purpose during the Cold War, other than in training exercises. There is evidential and historical significance however, since the building is well-preserved.

11.5 In design terms, the Civil Defence building provides a positive frontage onto Lordship Terrace. Paired however with the Data Centre, which presents a contrasting brick tone and a large gap between the two buildings, the buildings provide a fragmented frontage and impact negatively on the public realm. This disorganised space at the rear contrasts dramatically with the strong and iconic frontage of the Complex that faces onto Stoke Newington Church Street.



*The Rear*



Section	GIA m (sq ft) (approx.)
The Civil Defence building	286 (3,081)
The Data Centre building	687 (7,397)
<b>Total</b>	<b>973 (10,478)</b>

## Existing Use

### Civil Defence building

11.6 The Civil Defence building is currently used for Emergency Planning storage, including community warden bicycles and emergency equipment.

### Data Centre building

11.7 The Data Centre is occupied by computer servers on the ground floor level whilst the second floor level is completely vacant. The building acts as a back-up ICT hub for the Council, with functional ancillary offices, in the case of any issues with the main ICT hub.

### Bunker

11.8 The bunker is vacant but contains various original items including the original teleprinters, an air filtration plant, toilets and telephone booths.

## Recommended Use

### Civil Defence building and Data Centre

11.9 Three uses have been identified as appropriate for this site, they are:

- C3 Dwelling house - The Civil Defence building has full street frontage onto Lordship Terrace, a residential street and therefore there is potential for either refurbishment of the Civil Defence building or comprehensive redevelopment of one or both of the buildings for residential units.
- D1 Non-residential – It is outlined in the City and Hackney GP Confederation report, Primary Care Workforce and Buildings Time-bomb (2015), that there is a lack of space for existing GPs to expand in the Stoke Newington area as there are rare affordable opportunities available.
- B1 Business – There is high demand for various types of office space in the local area.

Any proposed development on this site will need to consider the structural implications of the Bunker located beneath the site. A preliminary structural survey can be found at [www.hackney.gov.uk/spd](http://www.hackney.gov.uk/spd).

### Bunker

11.10 One option would be to refurbish and utilise the bunker for D1 Non-residential use or B1 Business in the form of workshop space or other similar use that does not require natural light.

11.11 There is an opportunity, subject to a comprehensive structural survey, for any refurbishment or development scheme to incorporate the bunker as B8 storage use. A preliminary structural survey has been undertaken that identifies possible constraints to building over the bunker, though the structure is believed to be in good condition, the findings outline that the existing brickwork supporting the bunker is unlikely to support further loads.

*Interior of Civil Defence building*



# 11. The Rear: Massing options

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## Urban design principles

11.12 In order to improve the rear of the complex and create a positive impact on the streetscape, the rear has been identified as an opportunity site for development. This Planning and Design Guidance presents four illustrative massing options based on minimum, medium and maximum intervention scenarios. The massing options have been developed with consideration to the following urban design principles:

### Street frontage

11.13 Any refurbishment or new development should provide a strong and unitary frontage onto Lordship Terrace to successfully define the rear of the site and decrease its cluttered appearance.

### Massing and height

11.14 The massing should be in keeping with the massing of the rest of the Complex. The height of the rear elevation of the Town Hall building is approximately 13 metres and to correlate, proposed development at the rear is limited to 4 storeys to the north of the site. A set back fifth storey could be explored if the design does not impact negatively on the proposal, nor the Complex or streetscape. To the south, the massing may be required to reflect the load-bearing capability of the bunker.

### Building lines

11.15 The existing building lines should be preserved or modified to increase the distance of the development with the Town Hall and Assembly Hall. This strategy would also improve daylight values and outlook if residential units are provided. If residential use is proposed at ground floor, a defensible space of at least 1.5m deep should be provided from the street edge and integrated within the overall design.

### Outlook

11.16 Clissold Park or any new communal amenity space are the preferred outlook for residential units. Any residential aspect facing the electricity substation should be minimised or avoided, particularly on the lower floors.

### Bunker

11.17 Any proposal for the rear of the Complex should include the conservation and refurbishment of the Bunker, providing access to the space. The removal of the concrete entrance at ground floor level could be considered acceptable, to facilitate the integration of the bunker within any new development.

### Refuse and cycle storage

11.18 Any proposal should reserve space at ground floor level for refuse and cycle facilities. Cycle parking required by Hackney Sustainable Transport SPD is significantly higher than requirements of the London Plan.

11.19 It should be noted that the development options for the rear of the Complex are not limited to those presented in this document and further viability assessments will be necessary for all the options if chosen as preferred option.

### Policies and regulation

11.20 All residential development proposals must fulfil national, regional and local policies.





# 11A. Minimum intervention: refurbishment

11.21 This option proposes a mixed-use development with the extension and refurbishment of the existing buildings, rationalising the layout according to the recommended new uses.

11.22 Refurbishment would involve the demolition of the single-storey concrete entrance to the Bunker currently located to the rear of Civil Defence building. In its place a two-storey infill in between both buildings is proposed, to form new access arrangements, providing joint access to the Data Centre, Bunker and Civil Defence building. The newly introduced entrance infill would provide consistent frontage to the rear of the complex, connecting the two buildings.

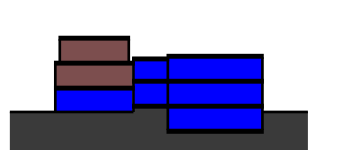
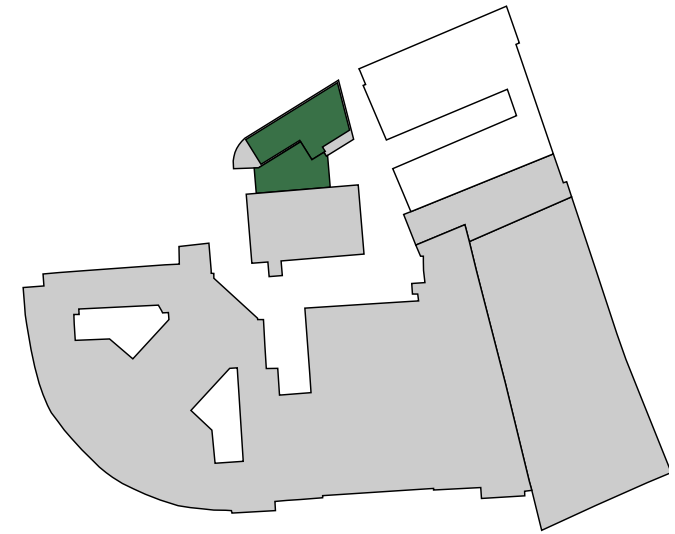
11.23 A one-storey set back roof extension is proposed over Civil Defence Building. A roof extension on the

Data Centre however is not recommended as it is likely to appear overbearing given the lower height of the Civil Defence Building.

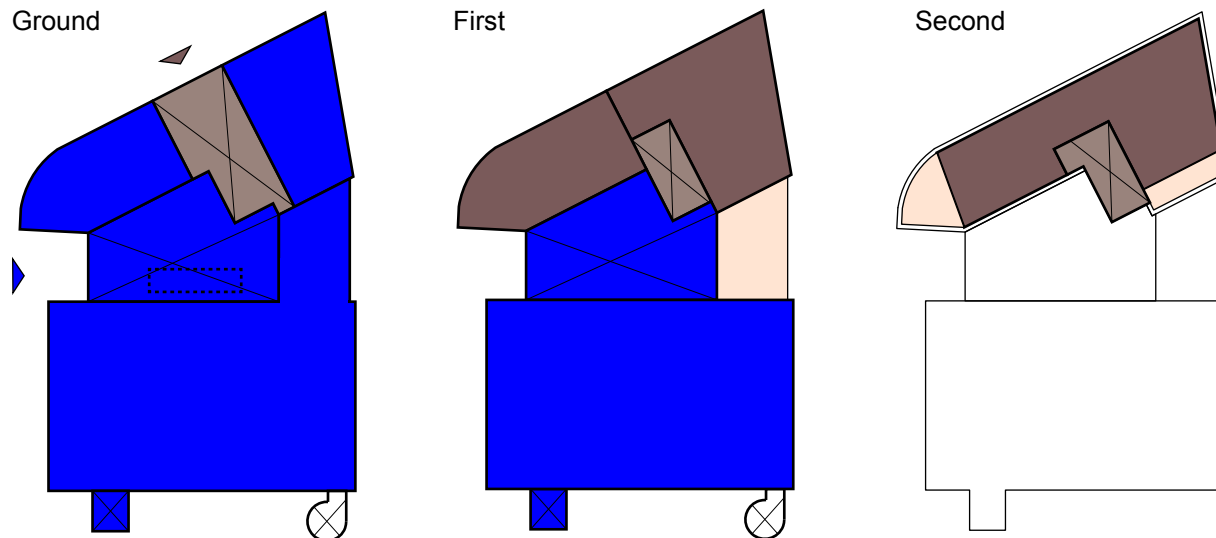
11.24 The refurbished buildings could host commercial use on the lower floors across both buildings, and residential use on the upper floors of the Civil Defence. This configuration of uses however would be subject to further viability assessment.

*C3 Residential: 1x 1b2p + 1x 2b4p + 1x 3b6p on Civil Defence upper floors (approximate)*

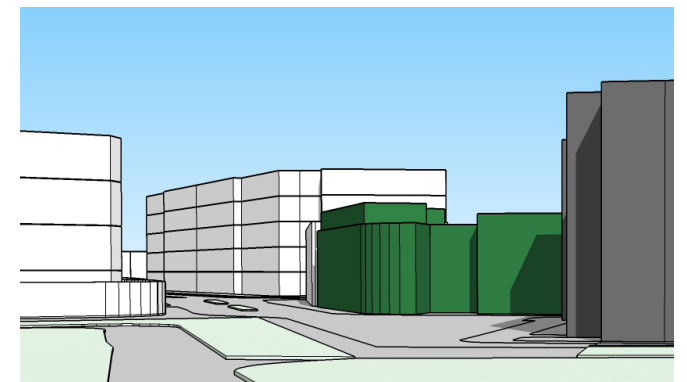
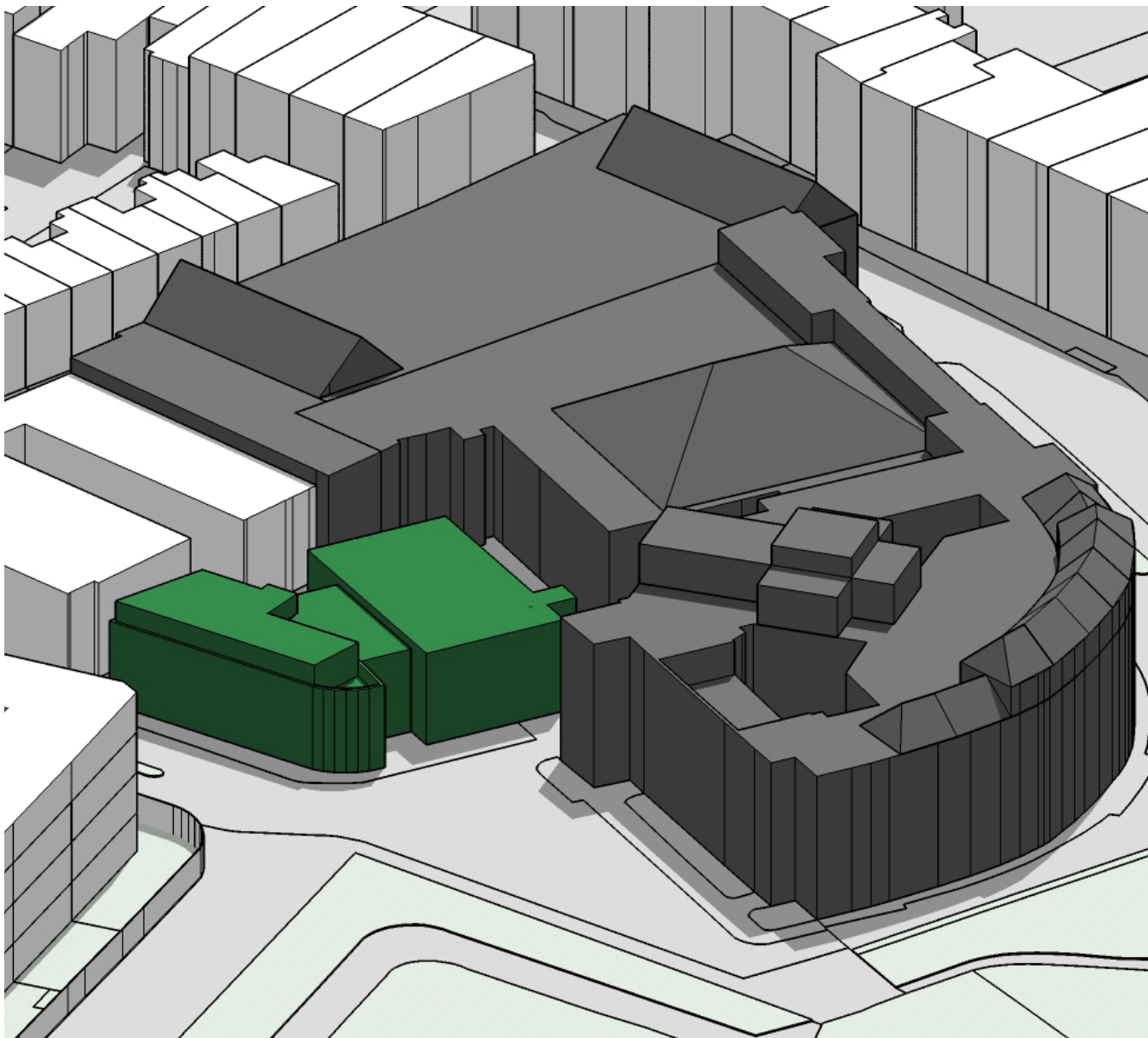
*B1 Business: 500 m2 at Data Centre + 100 m2 at Civil Defence ground floor (approximate)*



- Residential unit
- Private open space
- Shared facilities and circulations
- Commercial/offices
- Access to bunker







# 11B. Medium intervention

11.25 This option proposes a mixed-use development, with the demolition of the Civil Defence building and the erection of a new 4-storey building and the refurbishment of the Data Centre including the improvement of its external materials to match that of the proposed development.

11.26 The building line to the north is to be aligned with the adjacent and established frontage of the electricity substation on Lordship Terrace. To the west, the development should be aligned with the Data Centre to establish a consistent frontage.

11.27 For the development to respond to the change of height and character between the Complex, Data Centre and the proposed building, a smooth transition between the two buildings should be demonstrated. In this proposal, this transition is achieved through a recessed access and balconies.

11.28 A roof extension for the Data Centre is not

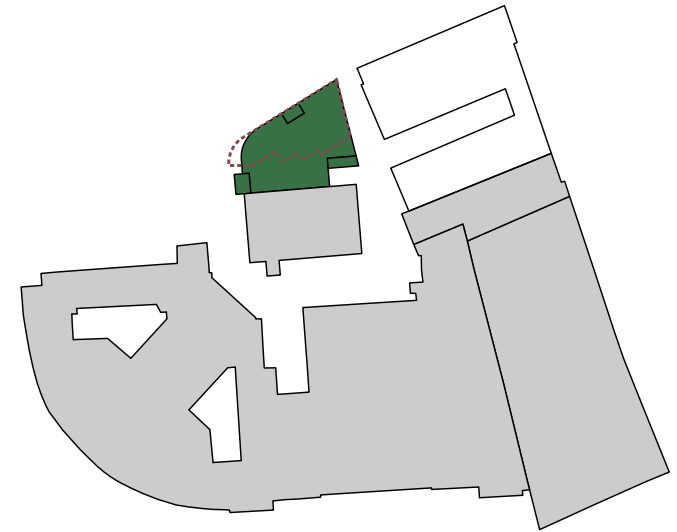
recommended so as to maximise the south-facing aspect of the proposed development on the Civil Defence building site.

11.29 Though the mix of uses is not determined at this stage, it should be noted that if residential use is proposed at the ground floor, a defensible space of at least 1.5m deep should be provided and integrated within the overall design.

11.30 The estimated residential units and commercial floorspace if C3 Residential use is introduced on the upper floors and B1 Business use is introduced to the ground floor is outlined below. The configuration of introduced uses however would be subject to further viability assessments.

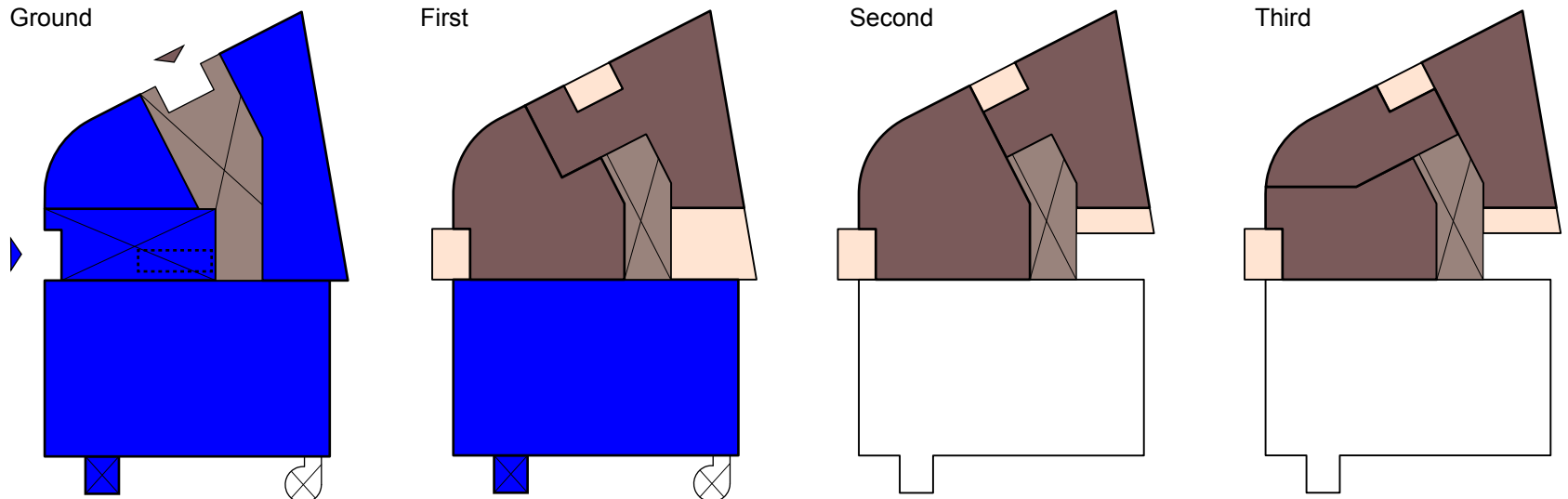
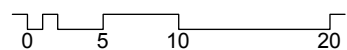
*C3 Residential: 4x 1b2p + 3x 2b4p + 3x 3b6p on upper floors (approximate).*

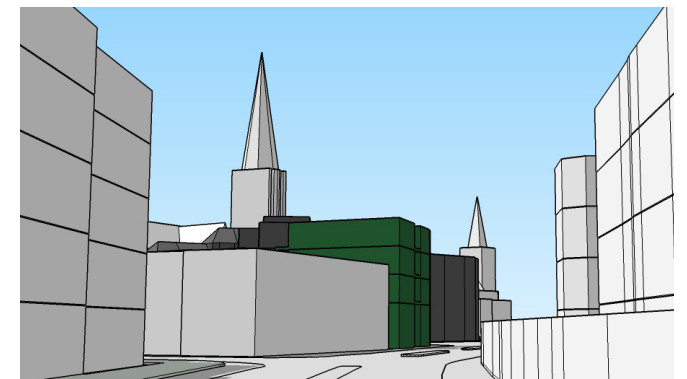
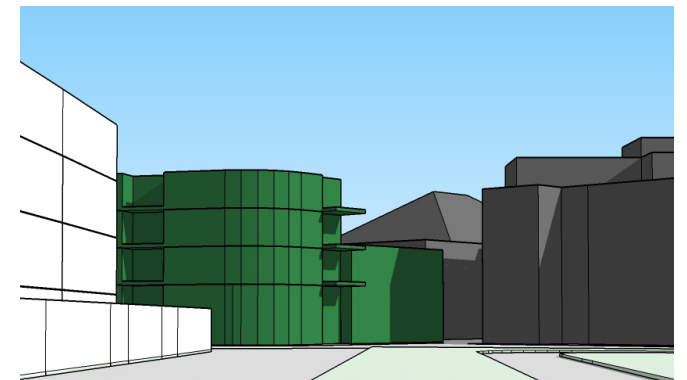
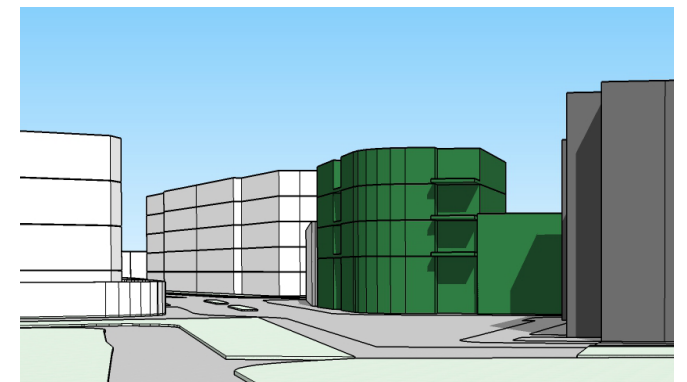
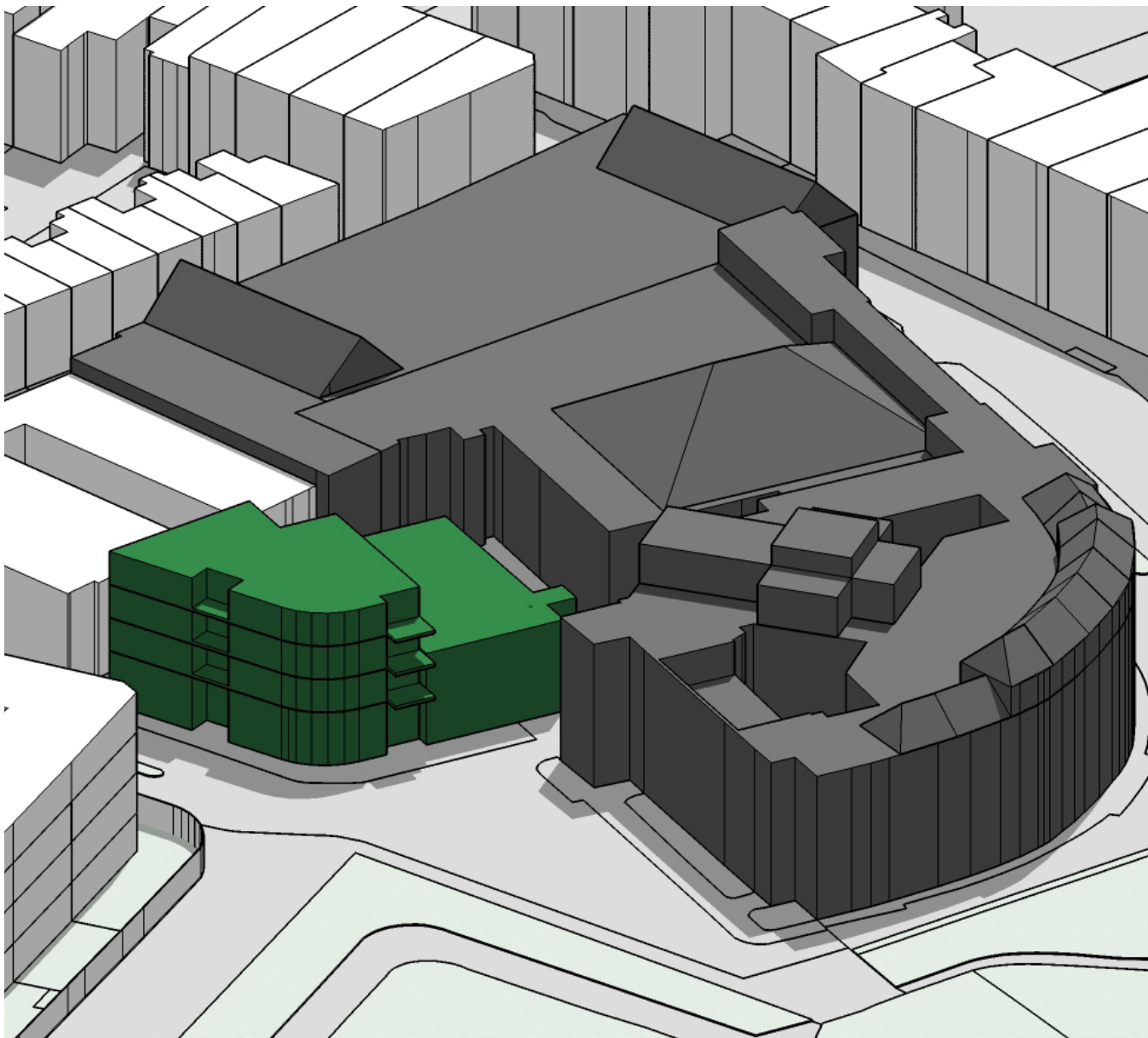
*B1 Business: 375 m2 at ground floor (approximate)*



- Residential unit
- Private open space
- Shared facilities
- Commercial/offices
- Access to bunker

E 1/500





# 11C. Maximum intervention

11.31 This option proposes mixed-use development with the demolition of both the Civil Defence building and Data Centre, the erection of a 4-storey building to the north of the site and a 3 storey building to the south, above the Bunker. It should be noted that any proposal will be subject to a detailed structural survey outlining how any negative impacts to the bunker will be mitigated.

11.32 The building line to the north should be aligned with the established frontage of the adjacent electricity substation on Lordship Terrace. To the south of the development, the distance between a new development and the Complex should be maximised.

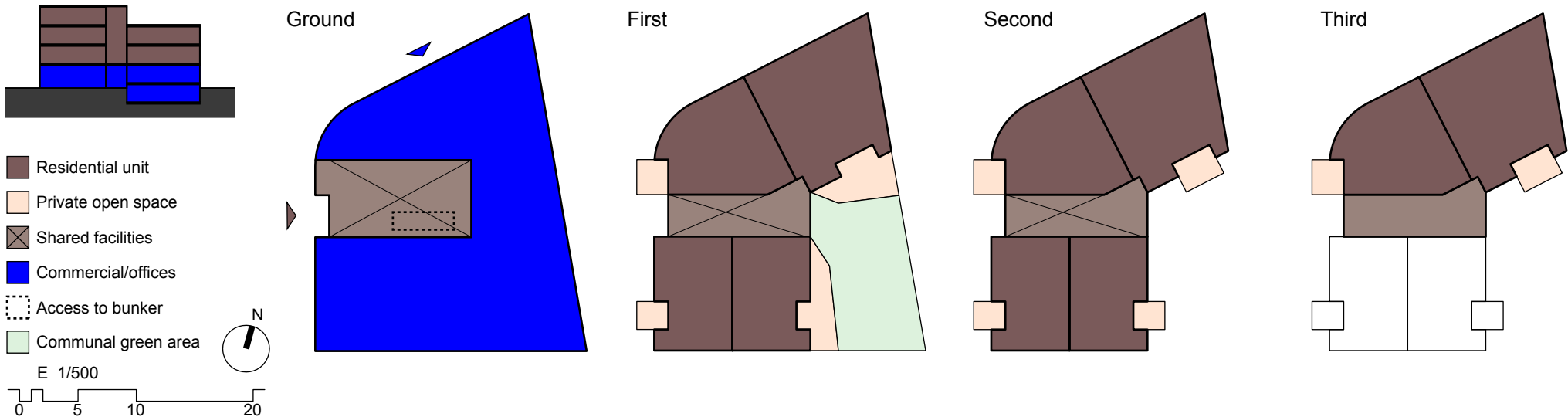
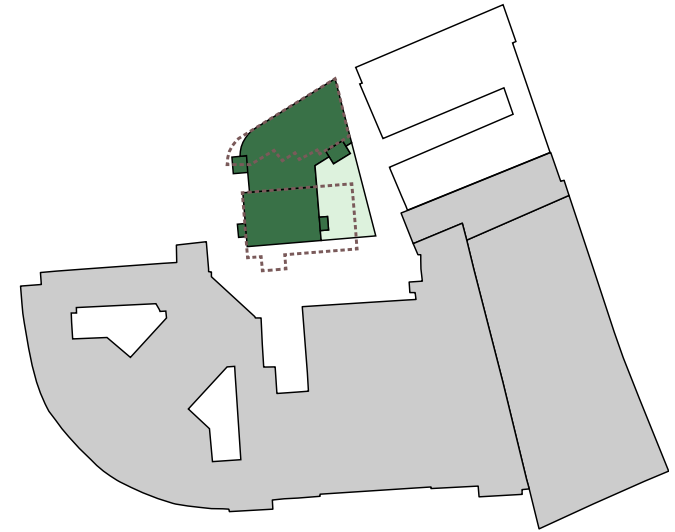
11.33 For the development to respond to the change of height and character between the Complex and the proposed development, a smooth transition between the two buildings should be demonstrated. In this proposal, this transition is achieved through a recessed communal access and core.

11.34 Whilst the diagrams in this option present 1-3 bedroom flats, another option is to provide 10 maisonettes, each with approximately 3-4 bedrooms, within the same massing as the first option. This could help the Council fill the gap between supply and demand for family homes in the borough.

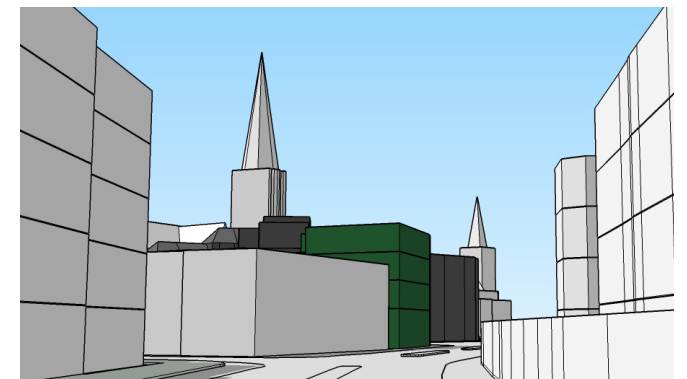
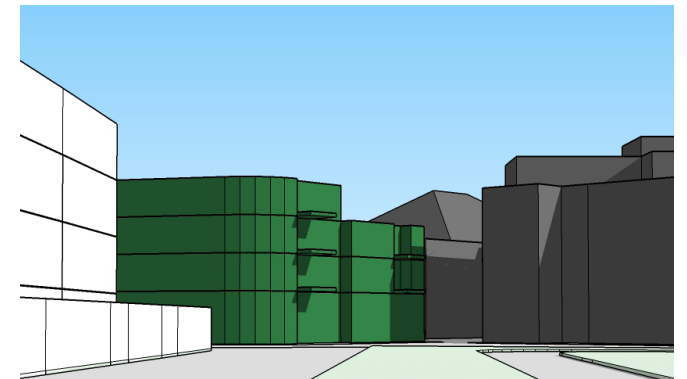
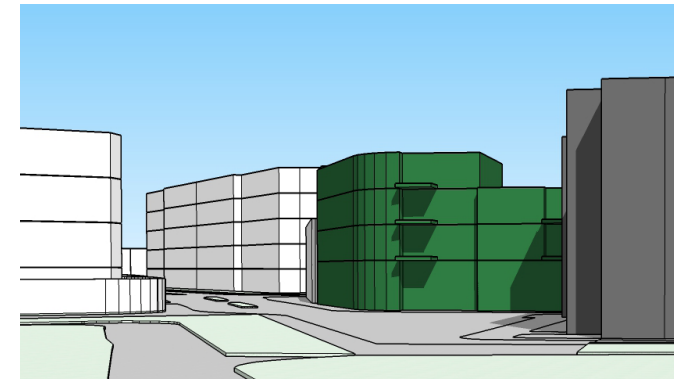
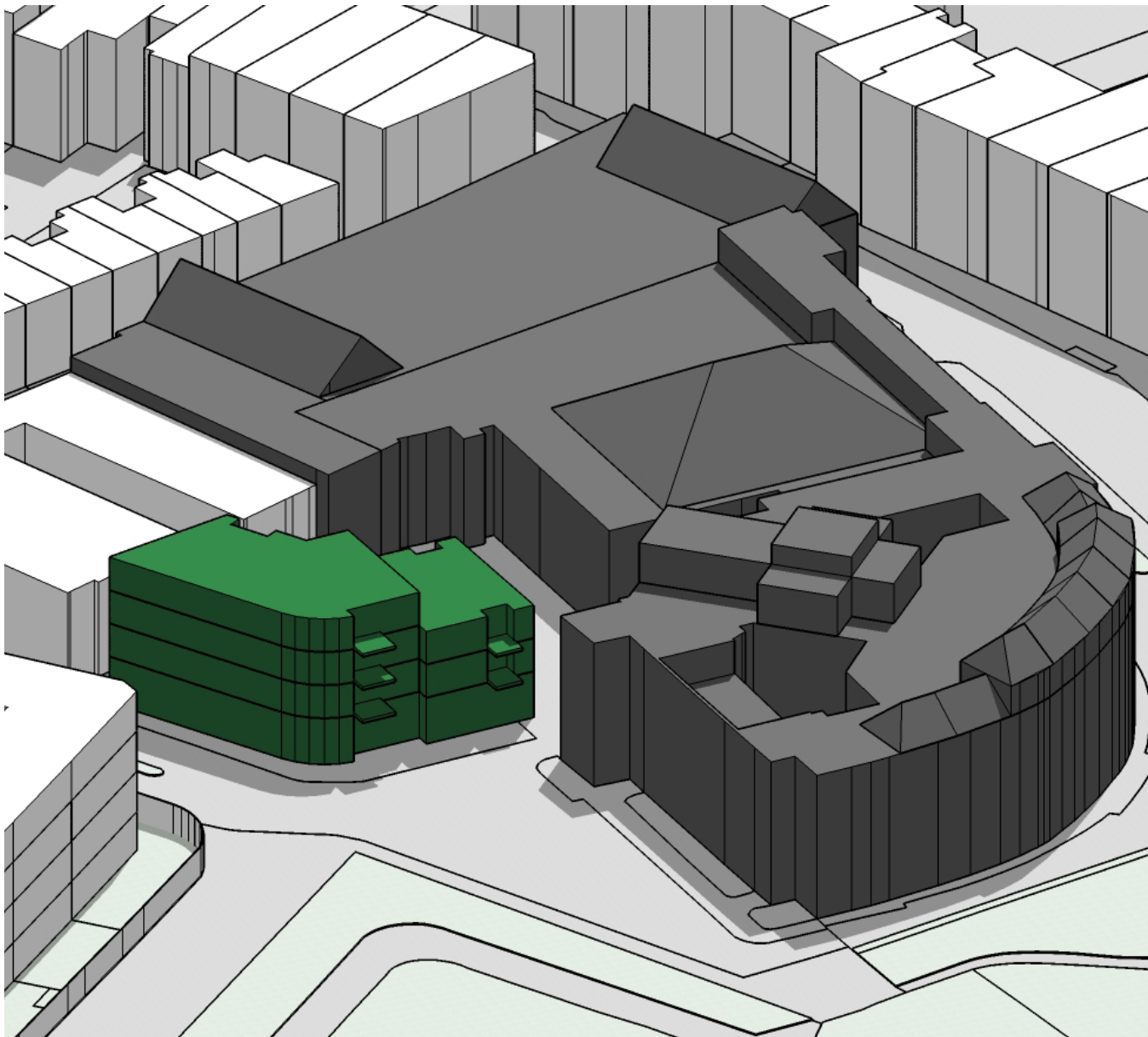
11.35 The below table outlines an estimated provision of residential and commercial use should the first option of 1-3 bedroom flats be pursued, with C3 residential units on the upper floors and B1 at the ground floor level. If residential use is however proposed at ground floor level, a defensible space of at least 1.5m should be provided and integrated within the overall design.

*C3 Residential: 4x 1b2p + 3x 2b4p + 3x 3b6p on upper floors (approximate).*

*B1 Business 375 m2 at ground floor (approximate)*







## 12. Public realm

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12.1 The Complex is located between a commercial area (Stoke Newington Church Street), a recreational area that is Clissold Park and residential areas to the north and south. The aim of the Public Realm strategy is to simplify and improve the public realm so it is better to use for all pedestrians and cyclists, and create a more sympathetic and coherent piece of townscape in the context of the conservation area and Grade II Listed Complex. Through improvements to the public realm, it is envisioned that the Complex will become more welcoming and invite greater connectivity between Stoke Newington Church Street, Clissold Park and Lordship Terrace.

### Front of the Complex

#### Description

12.2 The entrance of the Complex has been identified as unwelcoming, possessing various barriers that have a negative effect on the public realm. Parking barriers, railings, gates parked vehicles, neglected planting between the Complex and the churchyard and lack of a clear route around the Complex feed into to this negative perception. In addition, the geometry of the Town Hall building's axis weakens the impact of the main [currently unused] entrance to the building.

#### Strategy

12.3 To create a more inviting frontage, it is proposed that the gates at the entrance are fixed open on a permanent basis, the shrubbery at the front removed and the building lit up by night. It is also suggested that the parking barriers are removed, with the existing

parking at the front of the site relocated to clear the space, whilst planting greenery along the western boundary with the churchyard to clearly define the space. These cost efficient interventions have the potential to improve the public realm in the short-term.

12.4 In the longer-term, it is suggested that the pavement around the Complex (at the front and to the rear) is replaced and improved through the use of paving material matching the existing complex with a specialised design for a more legible environment, encouraging greater permeability. In addition, to increase accessibility for all, wayfinding tools such as clear signposting and Bluetooth beacons could be incorporated into any new improvements.

12.5 Despite its size, views of the Complex from the western part of Stoke Newington Church Street are currently blocked by large trees residing in the Old Church's graveyard. It is suggested that the crowns of these trees are reduced to improve visibility, creating more of a presence of the buildings on the local shopping street.

12.6 Beyond physical interventions, it is envisioned that once new uses are introduced, the entrance to the Town Hall building will be reopened, activating the ground floor and outdoor areas. Outdoor events could also improve the perception and levels of activity at the Complex.

### Rear of the Complex

#### Description

12.7 The paving at the rear of the Complex is incoherent and despite its location beside a newly refurbished pedestrian and cycle route, scattered parking obstructs mobility. A lack of active frontage facing onto the park encourages antisocial behaviour creating an unsafe environment.

#### Strategy

12.8 To create a more coherent public realm, it is envisioned that a shared surface is implemented and parking rationalised to encourage vehicles to stop at the junction of Lordship terrace and Queen Elizabeth's Walk. The paving should be decluttered and improved with better lighting and street furniture that interacts with the Complex and unifies the space with the front.

12.9 Any new development proposals for the rear of the site will also be required to accommodate the Council's aspirations to improve the public realm at this part of the Complex.



-  Create a shared surface with pedestrian priority
-  Reinststate Town Hall axis, visual link to St Mary's Church
-  Enhance permeability between the front and the rear
-  Introduce new uses to activate frontages

## 13. Delivery strategy: Management options

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13.1 There are a number of management options for the Complex, the chosen option(s) will depend on the uses that come forward and how the buildings will be subdivided, subject to Listed Building Consent, to accommodate the range of new uses.

13.2 The Council will not be selling the buildings. The intention is to issue 15-25 year leases when partnering with outside organisations, with the exception of the rear of the Complex (The Civil Defence Building, Data Centre and Bunker) where the length of lease will be dependent on the type of use that is realised.

### The Town Hall and Municipal Offices

#### Basement

13.3 The CCTV monitoring rooms in the basement of the Town Hall building are to be retained in their current use (see Section 6.10) and will continue to be managed directly by the Council.

#### First and Ground Floors

13.4 There are various management options for the Ground and First Floors, these include:

- The Council lets the floors to one external company
- The Council manages the floors and lets rooms directly
- A specialist workspace provider manages the floors in a single letting from the Council
- The Council Chamber is managed solely by the Council and intensifies lettings
- A coordinated management between the Council and an external company / workspace provider is agreed for the Council Chamber to intensify lettings

#### Second Floor

13.5 The Superintendent's flat on the Second Floor could either be retained for Council occupation or let to an external company / workspace provider as part of the Ground and First Floor lettings.

### The Assembly Hall

13.6 The Assembly Hall could be let independently or as part of a 'package', with the potential to include the adjoining bar, kitchen, basement dressing rooms and cloakroom. The management options are set out below:

- The Council continues to manage the space and intensifies lettings
- A coordinated management is introduced between the Council and an external company / workspace provider already using other parts of the buildings to intensify lettings
- The Council lets the space to a theatre or other arts company

13.7 Further options include merging the use of the Assembly Hall with the use of the Former Reference Library (see Section 13.7) or with new uses introduced into the Gallery (see Section 13.9).

### Stoke Newington Public Library

13.8 Stoke Newington Public Library is to be retained under long-term management of the Council's Library Service. It is encouraged however that the Library considers best use of its spaces and potentially introduces ancillary uses into its under-used parts, primarily the foyer.

#### The Former Reference Library

13.9 The Former Reference Library and adjoining basement could either operate independently or as part of a newly configured use of the Assembly Hall and ancillary rooms. If the latter is leased to a theatre company, the Former Reference Library has the potential to function as an ancillary restaurant or bar. Management options are as outlined below:

- The Council lets the Former Reference Library, including the basement, to one external company
- The Council lets the Former Reference Library to one external company and the basement to another external company
- The Council retains and utilises the space for an extension of the Library Service



## Library ancillary rooms: first floor and the Gallery

### First Floor

13.10 It is envisioned that management of the first floor of the Library continues as before, leased to an external studio or workspace provider.

### The Gallery

13.11 As with the Council Chamber and Assembly Hall, there is scope to intensify the use of the Gallery and potentially include its adjoining rooms, and potentially the bar and kitchen from the Assembly Hall, to any upcoming lettings. The management options are as below:

- The Council continues to manage the space and intensifies lettings
- A coordinated management is introduced between the Council and an external company / workspace provider using other parts of the buildings to intensify lettings
- The Council lets the space to an external company

## The Rear: The Civil Defence Building, Data Centre and Bunker

13.12 The management options for this site depend on the use that is introduced. If the residential option is taken forward, the rear will either be managed internally by the Council's Housing Team or let to an external company / developer on a 125 year lease.

13.13 If the Workspace option is taken forward for this site, a lease to an external company would be short-term (comparative to the rest of the Complex's intended leasing), of approximately 25 years. The management options for a commercial scheme are as below:

- The Council lets the commercial space to one external company
- The Council lets the commercial space to an external company / workspace provider already using other parts of the buildings
- The Council manages the buildings and lets rooms directly

13.14 If creating a health centre becomes the chosen option, there are two management situations that could come forward:

- The Council develops out the scheme and sets up long-term lease at market rate
- The health organisation acquires the site through a premium to develop out under a long-term lease below market rate

13.15 There are a variety of forms that could take shape on this site, depending on the refurbishment /

development option chosen. It could be that the bunker is managed separately to any development above, or the Civil Defence Building becomes residential whilst the Data Centre remains untouched, or total redevelopment is preferred with the bunker utilised for ancillary use to the residential development above. At this stage there is no preferred option.

## 14. Phasing

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14.1 In most instances for the Complex, the speed of the introduction of new uses will depend on the carrying out of refurbishment works, which are necessary for a sustainable future for the buildings. Any lease to external organisations will be on the condition of landlord works, whereby water ingress, heating, and electric systems in the buildings, as well as zoning of services, will be refurbished to a satisfactory level.

14.2 The Library is to remain open throughout the works, and it is advised that the works are carried out on a building-by-building basis to cause minimal disruption. It is envisioned that the Town Hall building is restored first, the Library second and the Assembly Hall last. This is dependent however on potential user interest.

Short-term	Medium-term	Long-term
<ul style="list-style-type: none"> <li>• Intensify use of the Assembly Hall</li> <li>• Introduce ancillary uses into the Public Library foyer</li> <li>• Intensify use of the Gallery</li> <li>• Extend studio workspace use on first floor of Library building</li> <li>• Restore bunker into a usable space and introduce temporary uses</li> </ul>	<ul style="list-style-type: none"> <li>• Introduce uses into the Ground and Second Floors of the Town Hall building</li> <li>• Restore Superintendent's flat above the Town Hall building</li> <li>• Introduce new use into the Assembly Hall</li> <li>• Introduce new use into the Former Reference Library</li> <li>• Refurbish the Rear of the Complex</li> </ul>	<ul style="list-style-type: none"> <li>• Redevelop the Rear of the Complex</li> </ul>

# 15. General Principles

15.1 To conclude, any future design approach should respond to the following basic principles of land use and urban design:

- The enhancement of a 'sense of place' of Stoke Newington through accommodating an appropriate mix of uses that promote economic growth in the area and activate the western part of Stoke Newington High Street.
- The promotion and provision of a variety of workspace types that accommodate and adapt to the changing demand for workspace in the borough.
- Development to the rear of the site to complement the existing buildings and consider the relationship of the buildings to the street and their cumulative effect on the townscape.
- A commitment to the highest quality of design and materials, respecting the heritage of the site, must be an integral aspect of the proposed design for any development at the rear, or any material changes to the interior of the existing buildings.
- The quality of any residential units offered must be of the highest standard. The provision of dual-aspect units, mix of unit size and usable amounts of open space will be encouraged.
- The enhancement of existing connections, ensuring and facilitating movement and permeability between Clissold Park and Stoke Newington Church Street to create a more inclusive and legible public realm.

