

## Appendix – Main Modifications

The modifications below are expressed either in the conventional form of ~~striketrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Main Modification
MM1	18	3.2 Key Objectives	'Key Objective 5 To improve connections between existing open spaces within the Stamford Hill area with a particular focus on east to west links to improve accessibility between Woodberry Down, the <u>Lee Navigation</u> and the <del>Lee</del> Valley Regional Park.
MM2	25	AAP2	<p>A) The conversion of houses to flats will be supported where a minimum of one 4+ bed family unit is <del>provided</del> <u>prioritised</u> at ground floor <del>and has</del>. <u>The family unit should</u> have access to private amenity space.</p> <p><u>One of</u> <del>The</del> overall objectives in Stamford Hill is to increase the supply of larger family homes. <del>However, the</del> <u>Opportunities to build new homes are limited and it is therefore important to protect existing family stock. Conversions of houses to flats, as well as including access to private amenity space, should include sufficient storage space at ground floor level.</u></p>
MM3	25	AAP3	5. the host building is located on an <del>identified street</del> . <del>Identified streets are those visited as part of a Council street survey, where more than 25% of the buildings on both sides of the street are altered by</del> <u>have</u> front roof extensions <del>or other alterations to the extent that the character of the townscape is altered</del> <u>front elevation</u> ;
MM4	29-30	AAP4	<p><del>For the purposes of this policy, community uses would include all uses falling within use class F1, with the exception of F1(a) provision of education and F1(f) Public worship or religious instruction (or in connection with such use)</del></p> <p>Community development proposals <u>(F Class)</u> that do not result in the loss of town Centre (E Class) uses'.</p>
MM5	33	AAP5	Part B point 3 on page 33: Conversion of existing non-residential buildings, <u>not in a town centre</u> , or;

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MM6	46	AAP7	A) Development will be required to make a positive contribution to the quality of the public realm of Stamford Hill, through the design of new development and through using developer contributions <del>where appropriate.</del>
MM7	49	AAP8	C) <u>Developments should</u> contribute to opening up access to the River Lee, celebrating the nature and character of the Lee, <del>including introducing signposting and public art where appropriate.</del> Where appropriate public art or signpost contributions will be sought as part of large scale development schemes. D) <u>All developments should</u> ensure flood risk assessments and flood mitigation is incorporated in the design of new developments <del>including</del> when required. This includes those within Site Allocations identified in Part 5."
MM8	55	Site Capacity Assumptions	The <del>Gross External Area (GEA)</del> capacity figures set out in <u>Table 1</u> below <del>and in each site allocation</del> are <u>indicative only, having regard to the Council's site capacity work.</u> <del>They and</del> should not be considered to be the exact quantum sought. However, they are a reasonable approximation of the scale of development <del>of these uses that are</del> expected from the allocated sites: <u>to deliver the objectives and vision for Stamford Hill as well as the strategic aims of the adopted Hackney Local Plan.</u>
MM9	58	SHAAP01	Development <del>here on Site Allocation SHAAP01</del> should <u>seek to:</u> <ul style="list-style-type: none"> <li>• Be of an appropriate building height, <u>taking account of prevailing building heights of 2-6 storeys</u> <del>of up to 8 storeys, including 2 setback top storeys,</del> with potential to incorporate a landmark building.</li> <li>• Any development <u>must</u> <del>needs to</del> take into <u>consideration</u> <del>account the fact that the site falls</del> lies within a fluvial flood zone 2 and 3, <del>Therefore an appropriate Flood Risk Assessment will need to be produced</del> <u>will be required to demonstrate that the development can be made safe for its lifetime without increasing flood risk elsewhere.</u></li> </ul>
MM10	60	SHAAP02	<del>Development Principles:</del> <u>Development here should seek to:</u> <ul style="list-style-type: none"> <li>• The site could support a <del>3-storey</del> building, stepping down to a single storey <u>towards</u> Amhurst Park.</li> </ul> <u>Development Site Allocation SHAAP02 should:</u> <ul style="list-style-type: none"> <li>• Be of an appropriate building height of <del>4-3 storeys</del> , <u>taking account of prevailing building heights of 1-3 storeys, stepping down to a single storey towards Amhurst Park.</u></li> </ul>
MM11	62	SHAAP03	Development <del>here on Site Allocation SHAAP 03</del> should <u>seek to:</u> <ul style="list-style-type: none"> <li>• Be of an appropriate building height, <u>taking account of prevailing building heights of 2-7 storeys,</u> <del>of 6 storeys</del> and set in from the northern and southern boundaries at the rear</li> </ul>

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MM12	64	SHAAP04	<p>Development <del>here on Site Allocation</del> SHAAP-04 should <u>seek to</u>:</p> <p>Be of an appropriate <u>height, taking account of the prevailing building heights of 2-3 storeys</u>, massing and building line in order to be sensitive to surrounding residential buildings.</p> <p><del>Be of an appropriate building height of up to 3 storeys fronting the street, rising to 5 storeys at the rear.</del></p>
MM13	66	SHAAP05	<p>Development <del>here on</del> SHAAP-05 should <u>seek to</u>:</p> <p><u>Take account of prevailing buildings heights of 3-8 storeys</u> with a street-based development with perimeter blocks <del>up to 3-9 storeys</del>, lowering to the north of the site to minimise daylight impact on existing housing blocks</p> <p><del>• Have a 4 storey frontage with 2 further storeys set back towards Stamford Hill.</del></p>
MM14	67  68	SHAAP06	<p>Development <del>here on</del> SHAAP-06 should <u>seek to</u>:</p> <ul style="list-style-type: none"> <li>• Have <u>appropriate building heights, taking account of prevailing building heights of 3-7 storeys, where the height progresses from highest on the street frontage at around 5 storeys in height and 5-7 storeys towards the rear</u>, with massing of building to the rear of the site <u>designed to minimise the impact on adjacent apartment blocks and Victorian school building.</u></li> <li>• Improve the surrounding public realm, including refurbishment and repurposing of the existing 1930s public toilets and give consideration to: <ul style="list-style-type: none"> <li>- <u>Provision of replacement of public toilets.</u></li> </ul> </li> </ul>
MM15	71	SHAAP07	<p>Allocation: Residential and <u>/or</u> community use</p> <p>Indicative Capacity; Approximately 12 residential units and <u>/or</u> community use</p> <p>Development <del>here on</del> SHAAP-07 should <u>seek to</u>:</p> <ul style="list-style-type: none"> <li>• Contain appropriate building heights <del>of 4-5 storeys</del>: <u>taking into account the prevailing heights of 3 to 5 storeys.</u></li> </ul>
MM16	74	SHAAP09	<p>Development here should <u>seek to</u>:</p> <ul style="list-style-type: none"> <li>• Relate to the context of <del>both</del> the towers and the terraced houses, <u>taking into account the prevailing building heights of 2-15 storeys.</u></li> <li>• <del>Allow for new buildings of medium size and height (5-7 storeys); a middle ground between the tower height and the neighbouring terraced houses.</del></li> <li>• Enhance communal gardens by increasing connection between these spaces and allowing for areas for different activities and for <u>existing and new residents of all ages.</u></li> <li>• <u>Improve the quality of amenity space for all existing residents.</u></li> </ul>