

# Kingsland Wharves Redevelopment Planning Application

## Consultation – Monday 23 February to Monday 23 March 2009

### IMPORTANT CONSULTATION INFORMATION

Dear Owner/Occupier

**2008/3131 – Full Planning Application**

**2008/3166 – Conservation Area Consent**

**2008/3167 – Listed Building Consent for 16 and 16A Hertford Road**

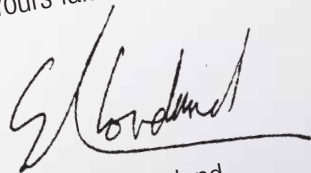
The Council's Planning Service has received a Largescale Major Planning Application, together with applications seeking Conservation Area Consent and Listed Building Consent that is important to your local area. London and Quadrant Housing Trust have proposed to redevelop some of the land around Kingsland Basin. The proposal is known as 'Kingsland Wharves'.

This leaflet provides you with important information on the applications including -

- a description of the site
- an explanation of the proposed development
- what is a largescale major planning application
- what is a conservation area consent application and listed building consent application
- how you can find out more information
- how you can have your say
- what happens next

The Council wants you to get involved and have your say. Closing date for comments is Monday 23 March 2009.

Yours faithfully



Graham Loveland  
Interim Assistant Director (Planning)

# Kingsland Wharves Planning Application

## What is a Largescale Major Planning Application?

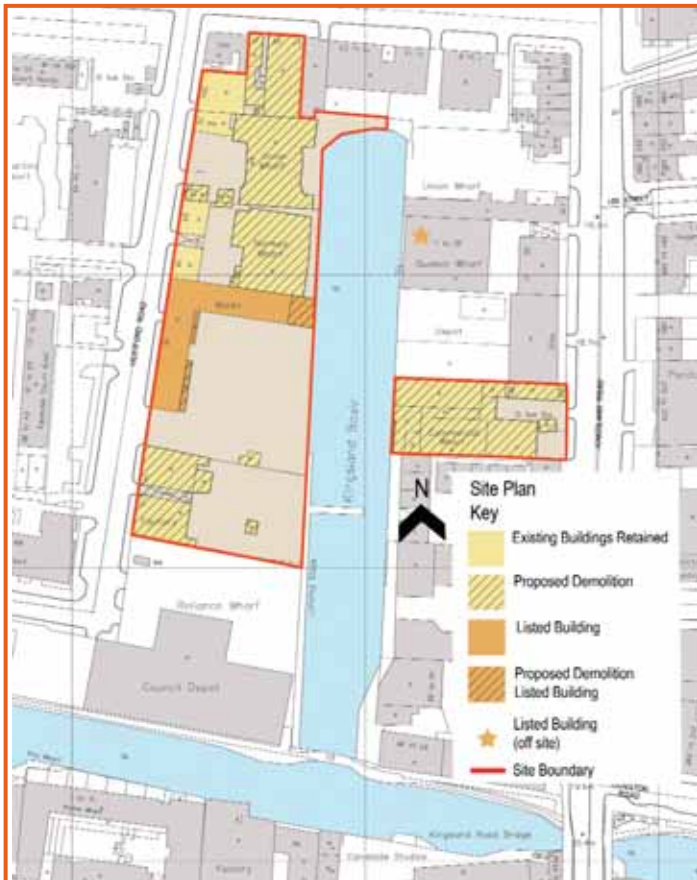
There are lots of different planning applications from extensions to houses to the building of a new sports centre. These are all put into different categories. London and Quadrant Housing Trust have submitted what is known as a largescale Major Planning Application.

Largescale Major Applications provide more than -

- 200 flats or houses, or
- 10,000 square metres of floorspace.

The Council consults on all Planning Applications usually with those who live in the immediate area. This is a large development that could affect lots of people and have a significant impact on the local area. The Council wants to make sure everyone has the chance to have their say.

It is only a proposal so it is important that if you have any comments you let us know during the consultation.



**Existing Site Plan**

## What is a Conservation Area Consent Application and Listed Building Consent Application?

Conservation Area Consent Applications consider demolition works and whether development preserves or enhances the character and/or appearance of a Conservation Area. Conservation Areas have special architectural or historic interest. It is the area as a whole rather than the quality of specific buildings that is important. The historic layout of roads, paths, gardens and trees all contribute to this special character.

The proposed redevelopment is in the Kingsland and Regent's Canal Conservation Areas. For further information on the Conservation Area please refer to: [www.hackney.gov.uk/conservation-areas](http://www.hackney.gov.uk/conservation-areas)

Listed buildings have national architectural or historic importance. Listed Building Consent is required for any demolition, alteration or extension to a Listed Building which would affect its character. 16 and 16A Hertford Road were designated Statutory Grade II Listed Buildings in 2008. For further details on these buildings and their listing please refer to: [www.hackney.gov.uk/hertford\\_road.pdf](http://www.hackney.gov.uk/hertford_road.pdf)

Both of these applications are supplementary to the Largescale Major Planning Application, they will consider specific parts of the overall development and will be considered at the same time as the Major Planning Application.

**These buildings are shown on the existing Site Plan.**

## Address of Proposed Development

The development site is identified on the above plan and includes the following land in De Beauvoir (N1 and E8):

- 12 - 32A Hertford Road – this includes 16 and 16A Hertford Road;
- 27 - 31 Downham Road; and
- 305 Kingsland Road.

# The Proposed Development

## Full Planning Permission

### Application No. 2008/3131

Planning Permission is being sought for –

- Redevelopment of the site within buildings that vary from two to eight storeys and will include -
- 5,103 square metres of office space (class B1 office),
- 704 square metres for either a health centre or offices (class D1 health centre or B1 office),
- 336 square metres motorbike repairs only (class B2 ),
- 271 square metres for a shop (class A1 retail),
- 86 square metres for a café (class A3 restaurant),

- 207 new homes, 65 affordable, that include -
  - 70 x 1 bed,
  - 69 x 2 bed,
  - 45 x 3 bed,
  - 23 x 4 bed,
- 53 car spaces, 45 in basement parking and 8 at ground level,
- New and improved landscaping and pedestrian routes to and within the site, including a Ecozone and Waterside Walk that extends over Kingsland Basin.



## Conservation Area Consent Application No. 2008/3166

Conservation Area Consent is being sought for –

- Demolition of –
  - 12-14 Hertford Road,
  - rear shed at Norway Wharf,
  - 22-24 Hertford Road - Union Wharf,
  - 27-29 Downham Road,
  - 31 Downham Road,
  - 305 Kingsland Road,
- Partial demolition of single storey rear extensions at –
  - 16 Hertford Road,
  - 16 A Hertford Road.

## Listed Building Consent Application No. 2008/3167

Listed Building Consent is being sought for -

- Restoration, alteration and conversion of 16 and 16A Hertford Road (Grade II Listed Building) including horse ramp,
- Partial demolition of rear extensions as detailed above in Conservation Area Consent.

## Proposed Uses

**Commercial Wharf** – it is proposed this building would have a shop on the ground floor fronting Kingsland Road and the rest of the building would be residential.

**De Beauvoir Wharf** - It is proposed this wharf is all residential.

**Downham Wharf** - It is proposed this building would have offices on the ground to fourth floor fronting Downham Road with residential elsewhere in this wharf. There may also be a motorbike repair shop.

**Norway Wharf** - It is proposed this wharf would contain a doctors surgery, offices and cafe overlooking the Kingsland Basin. Residential accommodation would be on upper floors.

**Stable Yard** - It is proposed that the yard buildings be retained and restored and contain offices on the ground floor level with residential above.

**Waterside Walk** - The proposal includes a boardwalk along the length of the west side of the basin that will connect with Regent's Canal towpath.



Existing Site Plan

# Kingsland Wharves Planning Application

## have **your** say

**As a Hackney resident or business your input is vital to the consultation process on all three applications. Please have your say on the Kingsland Wharves Planning Application, the Conservation Area Consent Application and the Listed Building Consent Application by completing and signing this form.**

### Your comments:

- I support the applications (please state your reasons below)\*
- I object to the applications (please state your reasons below)\*
- I neither support nor object to the applications\*

### Reasons, if any:

Please keep your comments related to issues about the planning application. We cannot consider things such as loss of property values, covenants, leases or construction work.

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- I would like to be advised of the date the applications will go to the Planning Sub-Committee.

**Signed:** \_\_\_\_\_

**Closing date for your comments – 4.30pm Monday 23 March 2009**

Cut and fold as marked – no postage stamp required.

\*Please quote the application number.



FOLD 2

No stamp  
required

FREEPOST NAT 18925  
Kingsland Wharves Planning Application  
Hackney Planning Service  
263 Mare Street  
London E8 3HT

FOLD 1

have **your** say

**Name:**

**Postal Address:**

**Postcode:**

**Email:**

**Note:** this information is necessary to ensure we are able to contact you with further information such as amendments to the Planning Application, Committee dates.

**Protecting your privacy:** only the comments you provide on the reverse of this form will be available on the hard copy planning file or website. This makes sure your personal information remains private.

## How to find out more...

### Visit the planning reception

- For general enquiries and to view the applications you can speak to the Duty Planning Officer between 8.30am and 5.30pm Monday to Friday at 263 Mare Street, London E8 3HT.
- For specific enquiries the Case Officer will be available:
- 9.00am – 1.00pm – Friday 6 March 2009
- 1.00pm – 5.00pm – Friday 13 March 2009

### Visit our website

[www.hackney.gov.uk/planning-kingslandwharves](http://www.hackney.gov.uk/planning-kingslandwharves) to view the Planning Application, Conservation Area Consent Application and Listed Building Consent Application and other documentation, including this consultation brochure and a printable Submission Form.

### Come to the drop-in event

Talk to a Planning Officer about the application process or applicant representatives about the proposal on Wednesday 18 March 2009, 4.00pm – 8.00pm at Haggerston Community Centre, 179 Haggerston Road E8 4JA.

### Speak to your local councillor

Talk to your local councillor or visit them at one of their surgeries:

#### De Beauvoir ward

Cllr Robert Chapman, Cllr Gulay Icoz and Cllr Christopher McShane

- Saturday 14 March, 11.00am -12.00 noon at Colville Community hall, 35 Branch Place N1 – Councillors on rotation.

#### Haggerston ward

Cllr Afolasade Bright, Cllr Jonathan McShane

- Saturday 28 February, 11.00am -12.00 noon at VLC Centre, Whiston Road, E2 – Cllr Jonathan McShane
- Thursday 6 March, 6.30 – 7.30pm at Haggerston Community Centre, Haggerston Road, E8 – Cllr Afolasade Bright

#### Queensbridge ward

Cllr Tom Price, Cllr Patrick Vernon and Cllr Emma Plouviez

- Saturday 7 March, 10.00am -11.00 at Queensbridge Leisure Centre, 30 Holly Street, E8 – Councillors on rotation

- Saturday 21 March 2009, 10:00am - 11:00 at Pensioners Hall, 33 Brougham Road, Regents Estate, E8 – Councillors on rotation

## What happens next?

The proposal will be assessed by a Planning Officer. They will take into account all formal responses received during the consultation from Monday 23 February to Monday 23 March 2009. All comments will be on the application file. This can be looked at by anyone.

An acknowledgment letter will be sent to everyone who commented. If we receive a petition the first person on the petition list will be sent the letter. Major applications, only when recommended for approval, are usually determined by the Planning Sub-Committee (made up of local Councillors). If the application is to be reported to Committee, you will be notified.

## have your say

**y Complete a form at** – [www.hackney.gov.uk](http://www.hackney.gov.uk)> Do It Online> Online Forms> Application Comments Form > Planning and Environment.

**y Email us at** – [planning@hackney.gov.uk](mailto:planning@hackney.gov.uk) writing Kingsland Wharves Planning Application in the subject line.

**y Write to us or complete the attached form** –

- Post to: FREEPOST NAT 18925, Kingsland Wharves Planning Application, 263 Mare Street, London E8 3HT
- Hand Deliver to: Kingsland Wharves Planning Application, 263 Mare Street, London E8 3HT

**The closing date for your comments is 4.30pm Monday 23 March 2009.**

Please include your name, address and postcode. Then we can acknowledge receipt of your comments and contact you with further information such as amendments to the Planning Application and dates of the Planning Sub-Committee.

