

PLANNING AND DESIGN GUIDANCE FOR
DALSTON LANE TERRACE

46-86a (even) Dalston Lane &
457/459 Queensbridge Road, London, E8

November 2009

PART ONE: CONTEXT

1.0 THE SITE AND PURPOSE OF THE DOCUMENT

- 1.1 **Dalston Lane Terrace** (46-86a (even) Dalston Lane & 457/459 Queensbridge Road) is a terrace of 19th century properties with shopfronts built out at ground level, many of which are in a considerable state of disrepair, nos. 62 and 64 have been demolished, and no. 60 has been partially demolished following fire damage. The buildings contain retail/commercial uses on the ground floor and residential/ancillary storage uses on the upper floors, and are located within the Dalston Lane (West) Conservation Area.
- 1.2 Dalston Lane Terrace forms an important part of the core of 19th century buildings in the Dalston Lane West Conservation Area, which frame the widening of the road as Dalston Lane curves north around what were historic boundaries between areas of different land ownership and Dalston Lane was a rural track through fields. The buildings in Dalston Lane Terrace illustrate how the area has developed from the early 19th century speculative residential ribbon development along the roadside to the commercial uses introduced to serve the expanding residential developments after the increasing access to public transport. The buildings of Dalston Terrace are good examples of early 19th century residential architecture and later 19th century shop front development. They are considered to be of “Townscape Merit” and are considered to make a positive contribution to the character and appearance of the Conservation Area. The Council considers it a priority both to ensure that this valuable piece of Hackney’s heritage is not lost through dilapidation and neglect, and to bring an important piece of Dalston town centre back into productive use.
- 1.3 In order to achieve comprehensive regeneration of the Terrace, a Conservation Led Regeneration Project is being pursued by the Council. This planning guidance has been prepared to assist the Project. Its purpose is to guide development by outlining the parameters for new development, refurbishment and detailed design requirements, and setting out relevant planning and design policies, and key issues.

2.0 SITE INFORMATION

2.1 Detailed Site Description and Location

- 2.2 Dalston Lane Terrace, nos 46-86a Dalston Lane and 457, 459 Queensbridge Road, is on the south side of Dalston Lane, running west from the junction with Queensbridge Road. This Guidance applies to those buildings and the access alleyway immediately to the rear of the Terrace. The buildings in the Terrace fall into 5 distinct groups as follows:
 - A. 46-52 (even)
A 3 storey terrace of 4 houses, built in c1830.
 - B. 54-66 (even),
3 pairs of 3 storey (some with basement levels) semi-detached villas, 54-56, 58-60 and 62-64, together with no 66 built as a detached 4 storey house, with a near contemporary

infill to 64. These houses were built c.1807. Please note that nos 62 and 64 have been demolished and no 60 is partially demolished following fire damage.

C. 66a, 68 and 70

3 no. 2 storey terrace houses, built in c1830.

D. 72-84 (even)

7 houses in a 3 storey terrace, built in c1830.

E. 86, 86a Dalston Lane and 457 and 459 Queensbridge Road

No 86 is a house of c.1830, 86a Dalston Lane and 457 and 459 Queensbridge Road is a 3 storey, late Victorian building.

- 2.3 The buildings in Dalston Lane Terrace (site map at Appendix A), the original houses and the later shopfronts, retain many original features. The Terrace has two single storey infill buildings (52a and 60a) and has a range of uses (shops, hot food takeaways, restaurants, and veterinary and health clinics) with residential units above.
- 2.4 The current use for each property is listed at Appendix B.
- 2.5 The condition of some of the properties in the Terrace has declined significantly since the area was designated as a Conservation Area and many are now vacant. Some Terrace buildings are now in a state of considerable disrepair, nos 62 and 64 have been demolished and no. 60 has been partially demolished. The buildings have suffered damage from fire, neglect and under-investment.
- 2.6 Many of the original shopfronts have been altered and have signage inappropriate in terms of scale for the Conservation Area. However, the continuous parade of shops retain many features of the original shopfront surrounds (pilasters, consol brackets, etc.). There is a lack of consistency and harmony to the shopfronts, fascias and signage. The disjointed and poorly related nature of the shopfronts is considered to adversely affect the appearance of the Terrace and negatively impact the character of the streetscape.
- 2.7 The three storey residential units of the Terrace are accessed from the service road at the rear, which in its current state is a security concern due to its poor environmental quality.
- 2.8 As for the streetscape immediately adjacent to the site, the street furniture, lighting and surfaces are modern and due to their poor quality and layout, only serve to detract from the appearance of the Conservation Area and the surrounding street-scene.
- 2.9 The Terrace is located within walking distance of the core of Dalston Town Centre, Dalston Kingsland overland rail station and the currently under construction Dalston Junction London Overground station due to open in 2010.
- 2.10 The area is also well served by buses, with five daytime routes along Dalston Lane, four along Kingsland High Street and two along Queensbridge Road. Of these three routes along Dalston Lane, three along Kingsland High Street and one along Queensbridge Road also operate throughout the night.
- 2.11 The site is located adjacent to Dalston Lane, which is a secondary road.

2.12 Conservation Value

- 2.13 Dalston Lane (West) Conservation Area is a key part of the historic town centre. The historic buildings along Dalston Lane began as speculative residential development spring up on rural farmland leading into Kingsland Road – a major arterial route into London, in the early 19th century.
- 2.14 The buildings of the Terrace are among the earliest buildings constructed in this particular area. They play an integral role in showing the development of Dalston Kingsland from the late Georgian period, and form a significant part of the urban morphology, and a cohesive historic environment. The Terrace has been recognised as being of significant local importance because it makes a strong contribution to the character and appearance of the Dalston Lane Conservation Area and plays a vital role in the townscape.
- 2.15 The six paired houses designed as villas and a single detached house built c.1807 pre-date the slightly later terraced houses c.1830, forming a continuation of the 19th century residential development. The next development was when a parade of shops extended from the houses, c.1875, across the front gardens of the terrace, when Victorian development intensified, due to the initiative of 19 Century rail network expansion. The distinctive composition of semi-detached villas and later infill terraced housing projecting above the parade of shops has significant townscape value because it describes the historical development of the terrace as it was transformed from its beginnings, as rural agricultural farmland, into the 'polite' architecture of a prosperous, early Georgian London suburb.
- 2.16 The character of Dalston Lane today has some unsympathetic modern development towards the western end but within the conservation area boundaries it has a relatively well-preserved historic townscape character with well detailed historic buildings. The Terrace forms a coherent piece of 19th century townscape and contributes to the sense of enclosure of Dalston Lane.
- 2.17 Following an assessment in January 2005, the Terrace was included in the Dalston Lane West Conservation Area and the Conservation Area Appraisal identifies 48-86a Dalston Lane Terrace as 'Buildings of Townscape Merit' and they are said to positively contribute towards the character and appearance of the area. The appraisal further suggests that the Council should consider these buildings for local listing.
- 2.18 'The State of Hackney's Historic Environment' (September 2005) identified that there are economic, social and environmental benefits to be gained from a well maintained historic environment. Business investment is attracted by a distinct identity, familiar places and landmarks bring a feeling of continuity to a community, and the existing building stock can be seen as a resource which once restored and refurbished will have an important role in the regeneration of this area of Dalston.

2.19 Surrounding Land Use

- 2.20 The Terrace is on the edge of Dalston Town Centre. The surrounding land use is a mix of residential, community, commercial and retail.
- 2.21 The Locally Listed Victorian Public House is immediately to the south of the eastern end of the Terrace at 451 Queensbridge Road.
- 2.22 The Ramsgate Street Defined Employment Area (as defined on the UDP Proposals Map) is immediately to the north of the site (on the opposite side of Dalston Lane). Development within the employment area is a mix of offices, general industry and some residential. In the emerging Core Strategy, this area is designated as the Dalston Preferred Employment Location, which is for a similar mix of uses.
- 2.23 Development to the south is mostly residential, in the form of Rhodes Estate.

3.0 STATUS OF THIS DOCUMENT AND SITE DESIGNATIONS

- 3.1 The status of this document is Planning and Design Guidance – it is not a Development Plan Document (DPD) or a Supplementary Planning Document (SPD). As such it will be a material consideration in the assessment of planning applications.
- 3.2 The subject site is located in an Area of Regeneration (*London Plan Policy 2A.7*) which are areas in which the Mayor of London will work with strategic partners to achieve renewal by prioritising them for investment.
- 3.3 The site is also located inside a Major Town Centre as designated by the London Plan.
- 3.4 The service road to the rear of the Terrace has been designated for road development (*UDP Proposal #359*). No specific development plans have been identified however future developments will need to improve existing service arrangements.
- 3.5 Following an assessment in January 2005, the Terrace was included in the Dalston Lane (West) Conservation Area. 46-86a Dalston Lane Terrace and nos 457 and 459 Queensbridge Road have been designated as 'Buildings of Townscape Merit'.
- 3.6 46 – 60 Dalston Lane is within the Crossrail 2 safeguard route. Development will be subject to consultation with Cross London Rail Links Ltd. (helpdesk@crossrail.co.uk Tel: 0845 602 3813). The only restriction expected is a requirement for any new foundations to go no deeper than 3 metres.
- 3.7 With regard to the London Plan, the site has a Public Transport Accessibility Level (PTAL)¹ of 5 or 'very good' public transport accessibility.
- 3.8 The site is located within the Dalston Controlled Parking Zone as identified by the *Hackney Parking and Enforcement Plan (January 2005)*.

¹ Public Transport Accessibility Level (PTAL) – Is determined by Transport for London and is a measure of the extent and ease of access by public transport, or, where it can reasonably be used a proxy, as the degree of access to the public transport network.

- 3.9 The site is within a Major Town Centre, as identified on the Proposals Map of Hackney's emerging Core Strategy.
- 3.10 The site is within the area covered by the emerging Dalston Area Action Plan (Phase 1) – Masterplan. The Masterplan will provide area-specific planning and design policy for Dalston. The Masterplan identifies the site as an 'Opportunity Site' for conservation-led regeneration for mixed use. The site is within the 'Secondary Shopping Area' where specialist, independent shops will be promoted alongside community, cultural/creative, third sector and leisure facilities.

4.0 PLANNING HISTORY

- 4.1 Appendix B lists relevant planning permissions and appeals. The information has been used where possible to establish what the lawful uses of the properties are likely to be. These are, however, informal officer assessments on the likely lawful uses from the available information.

PART TWO: PLANNING ASSESSMENT

5.0 APPROPRIATE USE

- 5.1 The Mayor of London's London Plan: Consolidated with alterations since 2004 and the Hackney Unitary Development Plan 1995 (HUDP) constitute the Borough's development plan. Parts of the HUDP have been superseded by the London Plan, however some policies have been saved and are relevant considerations for the Terrace. The emerging Core Strategy represents the most up-to-date developing local policy. As an emerging policy document, which has been publicly consulted on and endorsed by Hackney's Full Council, it is also a relevant policy document for the Terrace. It will be formally adopted by the Council in 2010. The Phase 1 Dalston Area Action Plan (AAP) sits under the Core Strategy. It has also been adopted by the Council, and it contains policy specifically relating to the area of Dalston.
- 5.2 The saved policies in the HUDP support the existing uses ie residential on upper floors and retail/commercial/restaurant at ground level, and would support these being retained in any new scheme. The area is classified as a town centre, and the HUDP recognises that a diversity of uses in town centres makes an important contribution to their vitality and viability. Different but complementary uses, during the day and in the evening, can reinforce each other, making town centres more attractive to local residents, shoppers and visitors. The Hackney Unitary Development Plan policies for the area would expect the regeneration scheme to include the re-provision of existing uses with no net loss of residential, community or retail floorspace.
- 5.3 The emerging Core Strategy (*Pre Submission Draft, June 2009*) designates part of the site as a Major Town Centre. The Council would support the development of retail, office, community, leisure, entertainment, recreation, arts, culture and tourism activities. As well as encouraging a diversity of uses, the Core Strategy has the following principles for town centres:-
- mixed uses with residential on upper floors within the centres;
 - enhancing the environmental quality, appearance and safety of the centres;
 - resisting the loss of shops where this would unacceptably harm the retail

function, character of the centres or shopping provision in the centres;

- taking into account the distinctive character of the centres, including their architectural and historic interest;
- and maintaining and enhancing access to the centres by sustainable modes of transport and addressing the impacts of all-day traffic congestion on the town centres. (*Core Strategy Policy 13 – Town Centres*).

5.4 The site is within the area covered by the Dalston Area Action Plan (Phase 1) – Masterplan. The Masterplan identifies the site as an ‘Opportunity Site’ for conservation-led regeneration for mixed use. The site is also within the ‘Secondary Shopping Area’ where specialist, independent shops will be promoted alongside community, cultural/creative, third sector and leisure facilities.

5.5 Mixed-use schemes

5.6 The Council will encourage and support the introduction of mixed-use schemes that enable mixed development where homes and economic activities may locate together. Excellent design is paramount so that both activities work together (*Core Strategy, Chapter 3 – Spatial Vision*).

5.7 The site is located in an area of growth in the emerging Core Strategy. The policies in the ‘Delivering Sustainable Growth’ Chapter explain the Council’s aims to rejuvenate the area by adding new uses, employment and activities in mixed use, commercial and residential projects (*Core Strategy, Policy 1 – Growth Locations*).

5.8 Retail

5.9 The Council will promote and encourage development of retail, office, community, arts, culture and entertainment activities in Dalston Town Centre. In principle, support will be given to proposals which enhance and improve the retail and town centre function of the Dalston town centre (*HUDP Policy R1 – Town Centres*).

5.10 Where redevelopment is proposed within a shopping frontage as is the case with this Terrace, the Council will seek to maintain the continuity of the shopping frontage and, if shops are redeveloped, will generally require the provision of replacement shop units (*HUDP Policy R3 – Development within Shopping Frontages*).

5.11 The Emerging Core Strategy states that in this area the Council will encourage economic diversity, support existing businesses and business development by facilitating the location of micro, small and medium companies in the borough (*Core Strategy, Policy 17 – Economic Development*).

5.12 In the Dalston AAP (Phase 1) the site is within the ‘Secondary Shopping Area’ where specialist, independent shops will be promoted alongside community, cultural/creative, third sector and leisure facilities.

5.13 Housing

- 5.14 The Council will normally resist the redevelopment of housing which would result in a net loss of dwellings except where it is necessary to meet the social and housing needs of affected residents, and satisfactory improvement cannot be achieved and there are no adverse effects on townscape (*HUPD Policy H07 – Redevelopment of Housing & HUDP Policy H08 – Loss of Housing*).
- 5.15 The Council will support proposals which bring upper floors above shop units into residential use providing adequate access and refuse storage facilities are provided. The Council will not apply its dwelling mix policies to such proposals (*HUDP Policy H06 – Residential use of Upper Floors Above Shop Units*).
- 5.16 The Council requires that 50% of all new residential units should be affordable for developments of 10 or more units subject to viability. Further to this, and still subject to viability, 70% of secured affordable housing should be social rented housing and 30% intermediate housing (*Hackney’s Affordable Housing Supplementary Planning Document July 2005*).
- 5.17 The emerging Core Strategy promotes higher residential density at locations that offer opportunities for neighbourhood and community cohesion or that are close to strategic transport infrastructure (*Core Strategy Policy 22 – Housing Density*).
- 5.18 The Council will seek to ensure that proposals for new residential development and residential conversions including changes of use, incorporate a mix of dwelling types and sizes that reflect and respond to Hackney’s current and future housing needs, positively contributing to the creation of mixed, balanced communities and neighbourhoods (*Core Strategy Policy 19 – Housing Growth*).

5.19 Other uses

- 5.20 The Council will permit changes of use for ground floor accommodation within the Dalston Town Centre where the use is appropriate to a shopping centre in terms of function, mode of operation and appearance and the proposal avoids creating dead frontage by careful attention to detailed design (*HUDP Policy R7 – Changes of Use in Shopping Centres*).
- 5.21 The Council will seek to ensure the retention and provision of community facilities. (*HUDP Policy CS3 – Retention and Provision of Community Facilities*).
- 5.22 The emerging Core Strategy seeks to protect shopping parades and corner shops from changes of use away from retail (*Core Strategy Policy 13 – Town Centres*).

6.0 KEY CONSERVATION & DESIGN ISSUES

6.1 Design & Environmental Quality

- 6.2 Design which fails to take the opportunities available from improving the character and quality of an area will not be accepted (*PPS1 Delivering Sustainable Development, 2005*). In addition the Council will encourage exemplary standards of design and construction and encourage the re-use of land and buildings (*London Plan Policy 4A.3 – Sustainable design and construction*).

- 6.3 Policies that address the standard of design and environmental quality that is required of development include HUDP policies EQ1 Development Requirements, and Chapter 4B of the London Plan. In summary any development proposal will need to ensure environmental quality that includes:
- safe and convenient access;
 - adequate natural daylight to all parts the development; and
 - ensuring that it does not constitute over development leading to cramped layouts.

- 6.4 The Council will ensure development is of a high standard of design and materials and is visually integrated with the surrounding area (*HUDP Policy EQ1 – Development Requirements*). Development should relate architecturally to the Terrace, and positively contribute to the street scene.

6.5 Conservation

- 6.6 See above in Conservation Value for the assessment of relative conservation values.

- 6.7 Proposals for development should follow these principles: –

- Nos 48-58 and no 66 should be carefully repaired and refurbished, and if appropriately designed a fourth (mansard or hipped roof) storey is possible;
- Nos. 60, 62 and 64 should be rebuilt to match the buildings which existed prior to fire damage and demolition;
- Nos 66a-84 should be carefully repaired and refurbished and if necessary rebuilt with an appropriate façade, and potentially with the addition of a fourth (mansard roof) storey;
- Potential for rear additions/extensions to the properties subject to appropriate scale and design
- The repair and reinstatement of the missing features of the shopfronts to restore the look of the original parade of shops. This will bring the front elevation of the Terrace back to its original appearance thereby re-instating the cohesive and interesting townscape character which forms part of the basis of the Conservation Area designation

- 6.8 It is fundamental to the Government's policies for environmental stewardship that there should be effective protection for all aspects of the historic environment (*PPG15 Planning and the Historic Environment*, and revised sections as outlined in circular 01/07). The Council will resist developments which would detract from the character or appearance of conservation areas (*HUDP Policy EQ12 – Protection of Conservation Areas*).

- 6.9 Conservation Area Consent is required for the demolition of buildings within a conservation area and there is a presumption in favour of retention of those which contribute to the special character of the area. (*HUDP Policy EQ13 – Demolition in Conservation Areas*).

- 6.10 Any development will need to be sensitive to the locally listed The Victoria Public House to the rear of the Terrace (*HUDP Policy EQ20 – Buildings of Local Significance*). .

- 6.11 Specifically, the Council would expect proposals for the Dalston Lane Terrace to address the following issues.

For the buildings to be repaired – 48, 50, 52, 54, 56, 58 and 66 Dalston Lane.

- The preparation by an Architect/Chartered Surveyor with accreditation in works to historic buildings, of a full condition survey including a schedule of all original features. The agreement with the Sustainability and Design Team at the London Borough of Hackney, of the features to be retained and the extent, method and materials for repair.
- Proposed method of cleaning of the graffiti and painted areas of the brickwork.
- The identification of, and restoration of, the original glazing pattern with original windows repaired where possible and new windows made to match.
- The careful dismantling of any areas of unsafe brickwork, the salvage of the bricks and their re-use in the rebuilding.
- Proposals should retain the original forms and heights of roofs and walls, and where appropriate restore lost architectural features like windows, roofing materials, chimney stacks and pots, copings, brick arches to openings etc..
- Unlawful additions, extensions or other elements which significantly distract from the character of Conservation Area should be removed.
- The design of any roof extension should follow guidance in the Residential Extensions and Alterations SPD, produced by Hackney Council, and be of a traditional style, such as a mansard or hipped roof.
- The design of new rear additions/extensions should be subsidiary to and respect the context of the existing Terrace and not have a detrimental impact on the streetscape as viewed from Dalston Lane.

For the buildings to be rebuilt where demolished after fire damage. – nos 60, 62 and 64 Dalston Lane

- Research into the original form of these buildings should be undertaken and the proposals for the rebuilding including matching materials should be agreed with the Sustainability and Design team of the London Borough of Hackney. NB bricks salvaged at the time of demolition will be available.
- New construction should be a faithful reproduction and not be crude debased imitations of the original buildings, eg brick bonding, brick window arches and mortar joints should match the existing. The pattern of window openings and location of sash boxes and window frames within the openings shall match existing.
- The presence on site of the surviving semi-detached houses ie nos 54, 56 and 58 will provide the reference for the design and rebuilding of the demolished buildings.
- A Method Statement on the removal of the shoring currently supporting nos 66 and 58/60, whilst ensuring no collapse of adjoining properties, should be provided for the Sustainability and Design team of the London Borough of Hackney. This is to be submitted with any planning application, refer to section 9.
- The design of new rear additions/extensions should be subsidiary to and respect the context of the existing Terrace and not have a detrimental impact on the streetscape as viewed from Dalston Lane.

For 66a, 68, 70, 72, 74, 76, 80 and 84

- For nos. 66a, 68, 70, 72, 74, 76, 78, 80, 82 and 84 any refurbishment or if

necessary rebuilding, must ensure that facades are coherent with rhythm and scale of existing buildings. Materials and techniques must be consistent with the rest of the terrace, including bricks, brick bonding, brick window arches and mortar joints.

- A Method Statement for the salvage of all re-usable materials. Agreement with the Council's Conservation Officer on the design of the front elevational details of this length of the Terrace. In particular the glazing pattern and window arch details need to be established.
- The bricks should match the rest of the Terrace and the bond, mortar joints and copings need to be agreed.
- The design of any extension including the traditional mansard roof storey should follow guidance in the Residential Extensions and Alterations SPD, produced by Hackney Council.
- The design of new rear additions/extensions should be subsidiary to and respect the context of the existing Terrace and not have a detrimental impact on the streetscape as viewed from Dalston Lane.

For shopfront repair and reinstatement

- The intention is to reinstate the original design of the parade of shops, reinstating missing features and with the shopfront patterns reproduced.
- A report should be prepared on the original shopfront design using available old photographs and detailed investigations into the surviving shopfront fabric, and detailed plan, section and elevation drawings should be produced with features annotated and large scale details of features produced to allow the reconstruction of missing elements.
- Where elements are to be reproduced these should be in the original materials and not modern materials such as plastics. Attention should be given to producing details of security blinds etc which are compatible with the design of the shopfronts eg. no external box shutter blinds.
- Existing original shopfront elements such as pilasters, brackets and cornices etc. must not be removed but provided with protection during the course of the building contract works on site.

6.12 New Development & Extensions

- 6.13 The Council will ensure that development proposals achieve the highest possible intensity of use compatible with local context (*London Plan Policy 4B.1 Design principles for a compact city*).
- 6.14 Any new rear extensions/additions should be of high design quality and sympathetic to the character and appearance of the Terrace and the Conservation Area. They should be reflect the scale and mass to the main buildings. Innovative contemporary architecture could be encouraged to the rear.
- 6.15 Any mansard or hipped roof extensions proposed for these properties should be limited to sensitive appropriately designed and detailed roofs. The Residential Extensions and Alterations SPD produced by London Borough of Hackney should be followed.
- 6.16 The design of any new addition/extension should be of the highest quality and take the opportunity to improve the character and quality of the area. A commitment to the highest quality of design, detailing and materials must be an integral aspect of the proposed design and established at the outset. Innovative contemporary architecture will

be encouraged.

6.17 The relationship of new extensions/additions to the Terrace, the locally listed public house, the streetscene and their cumulative effect on the townscape must be given careful consideration, not only in terms of mass and scale, but also the design of the façades, the rhythm and patterns created by the elevations and massing, how boundary conditions are treated as well as corners and entrances of buildings.

6.18 Any proposed materials must be durable and of a specification that will ensure they will retain their appearance and quality over the long term. For example, large areas of render and timber cladding tend to weather poorly and should be avoided.

6.19 Shopfront Design

6.20 The Council will seek to ensure that retail developments are satisfactory in terms of:

- Create or enhance the public realm;
- Are accessible, usable and permeable for all users;
- Are sustainable, durable and adaptable;
- Respect local context, character and communities; and
- Respect London's built heritage. (*London Plan Policy 4B.1*).

6.21 Shopfront development must demonstrate compliance with Hackney's Shopfront Design Guide.

6.22 Designing out Crime

6.23 Development must respond to the principles of designing out crime to reduce crime and the fear of crime. *Safer Places: The Planning System and Crime Prevention (Office of the Deputy Prime Minister, April 2004)* should be given consideration in design rationale for any scheme.

6.24 Where residential units are proposed, adequate measures to ensure privacy and security to windows must be incorporated into the design.

6.25 Design for People

6.26 Developments will be required to meet the highest standards of accessibility and inclusion (*London Plan Policy 4B.5 Creating an inclusive environment*).

6.27 Minimise Environmental Impact

6.28 Development should meet the highest standards of sustainable design and construction relevant to the regeneration of this Terrace, which includes careful restoration and refurbishment of buildings and the continued use or reuse of traditional materials. (*London Plan Policy 4B.6 – Sustainable design and construction*).

7.0 TRANSPORT & CAR PARKING

7.1 Development should incorporate secure cycle parking facilities if suitable storage facilities can be located. BREEAM Ecohomes standards suggest that 50% of dwellings should have provision for the adequate storage of cycles. The provision is determined by the number of bedrooms within a dwelling: 1 and 2 bedroom flat - storage for 1 cycle; 3 bedroom flats – storage for 2 cycles; 4 bedrooms and above – storage for 4 cycles. The

storage provision should be secure, safe and weather-proof.

- 7.2 As any development will have a high Public Transport Accessibility Level, it is expected that future development of the site will be a car free development, as per the Parking Standards in the London Plan (London Plan, Annex 4 Parking Standards, Residential Car Parking Standards, section 14).

8.0 PLANNING CONTRIBUTIONS

- 8.1 The Planning Contributions Supplementary Planning Document (SPD) (*November 2006*) sets out the Council's approach to determining planning contributions when considering planning applications for development in Hackney, and a planning contribution may be required to mitigate impacts associated with any development.

9.0 PLANNING APPLICATION REQUIREMENTS AND CONSULTATION

- 9.1 Any planning applications are likely to require the following information:
- Design and Access Statement covering the restoration scheme, design process for the new rear extensions, physical characteristics of the scheme and justifying why the proposed use, amount of development, layout, scale, landscaping and appearance are appropriate. It will need to include how vehicular and transport links and inclusive access have been addressed. Advice on how to write a Design and Access Statement is available from www.cabe.org.uk.
 - Evidence of how the development will address the 'essential standards' in the *Sustainable Design & Construction SPG* and the 'Lifetime Homes' standard.
 - Statement of BREEAM (Building Research Establishment Environmental Assessment Method) and its residential development equivalent EcoHomes rating. The Code for Sustainable Homes (December 2006) maybe used instead of the EcoHomes rating.
 - Sunlight/Daylight Analysis (where new construction is proposed)
 - A landscape plan, describing layout and structure of the proposed landscaping, including existing tree species stating whether any are to be lopped, felled or become affected by the proposal.
 - Method Statements and Reports as detailed above in 6.6 to 6.13
 - Should the proposed works trigger the need, an application for Conservation Area Consent.
- 9.2 Development on 46 – 60 Dalston Lane will be subject to consultation with Cross London Rail Links Ltd. (helpdesk@crossrail.co.uk Tel: 0845 602 3813).

Appendix A

Area covered by Dalston Lane Terrace Planning and Design Guidance, including properties 46-86a (even) Dalston Lane & 457/459 Queensbridge Road, London, E8



Appendix B

Notable Appeal

20 January 2005 - Appeal dismissed against the Council's refusal of planning permission to redevelop 60 to 66 Dalston Lane (Appeal Ref: APP/U5360/A/04/1157092).

The proposal was for the demolition of the existing building and erection of a 4 storey building (+ basement) to provide 573.8 sqm of A1 (retail), A2 (Financial + Professional) + A3 (Restaurant) floorspace + 14 residential units (comprising 7 x 1 bed, 4 x 2 bed + 3 x 3 bed units) together with 2 car parking spaces, rear terraces and front balconies.

The Council's decision to refuse the application was upheld on the basis of the following issues:

- The design of the proposed building and its effect on the appearance and character of the area. It was determined that the proposed development projected too high in relation to surrounding buildings.
- The mix of dwelling sizes that were proposed.
- The safety of the residential access route. The proposed rear accessway was viewed unfavourably by the Inspector on the basis that it was conducive to fear of crime.
- The inspector also noted the architectural value of the buildings:

Quote: '[The buildings] form part of a row of buildings between Laurel Street and Queensbridge Road which is a remarkable survivor of Georgian development in Hackney. [Although,] it is not for me to make a general judgement as to whether the buildings can or should be retained or refurbished.'

Notable Planning Permission

2 May 2003 – Planning permission granted for an extra floor to 86 and 86a Dalston Lane and 457 and 459 Queensbridge Road. This fourth floor would rise above the original terrace height and was approved prior to the area being designated a Conservation Area. (Application number: 2002/1794).

29 June 2005 – Planning permission granted for the erection of second floor extension at Nos. 70 and 72 Dalston Lane and conversion of 1st floor to provide 3x2 bedroom flats, together with the installation of new shopfronts and external alterations to front and rear including refurbishment and raising of existing single storey rear extension (Application number: 2005/0786). *Application conditional on further approval.*

21 December 2007 – Planning permission granted for the erection of a mansard style roof extension to create an additional floor for no 80 Dalston Lane (Application number:2007/2750).

Full Planning History

Terrace Address	Planning History	Lawful Use (Informal Opinion)	Current Use	Condition
	No TP file recorded	A1		
46 Dalston Lane			Funeral Services	good condition
46a Dalston Lane	No TP file recorded	C3		
46a Dalston Lane			Residential	good condition
48 Dalston Lane	File doesn't have any applications – only grant for new shop front signage. 1991	A1	Retail - stereo equipment	poor state of repair
48a Dalston Lane	No TP file recorded	unknown	VACANT	very poor state of repair
50 Dalston Lane	K9293 Use as a take-away hot food shop together with the construction of an external flue at rear. 1976 <i>Conditional permission</i>	Ground Floor: A5 Upper floors: C3	VACANT	very poor state of repair, boarded up ground floor with broken windows above
52 Dalston Lane	No TP file recorded	was operating as a general store (A1)	VACANT	retail unit and window on front elevation remaining intact - very poor state of repair
52a Dalston Lane	TP.87669/NE Change of use of the ground floor from shop to insurance broker's office (residential remained above) 1960 <i>Conditional permission</i>	Ground Floor: A2	VACANT	single storey infill retail unit - very poor state of repair
54 Dalston Lane	Missing historical file	Ground Floor: A1 Floors above: C3	VACANT	retail unit and window on front elevation remaining intact, very poor state of repair
56 Dalston Lane	TP.87171/NE , 1959 Use of the rear ground floor and first and second floors for industrial purposes. Application number ADD/ps/2905? <i>Refused – zoned for residential and would mean loss of residential</i>	Floors above: C3	Residential	very poor state of repair
56a Dalston Lane		Ground floor: A1	VACANT	retail unit and window on front elevation remaining intact
58 Dalston Lane	2003/1159 Continued use as a kebab take away together with installation of external flue on rear elevation; opening hours from 1000hours to 2300hours, Monday to Sunday. <i>Conditional permission</i>	A5		
58 Dalston Lane	11/14754 , Use as a restaurant <i>Conditional Permission, 1988</i>		Retail (kitchen equipment)	Fair condition
58a Dalston Lane		C3	Residential	Fair condition
58b Dalston Lane		C3	Residential	Fair condition
60 Dalston Lane	2004/0213 , Demolition of existing building and erection of 4 storey building (+ basement) to provide 573.8 sqm of A1 (retail), A2 (Financial + Professional) + A3 (Restaurant) floorspace + 14 residential units (comprising 7 x 1 bed, 4 x 2 bed + 3 x 3 bed units) together with 2 car parking spaces, rear terrace and front balconies.	Ground floor: A1 Upper floors: unknown	VACANT	some damaged/ broken windows

Terrace Address	Planning History	Lawful Use (Informal Opinion)	Current Use	Condition
	<p><i>Refused.</i></p> <p>2004/0213 Appealed <i>Dismissed</i></p> <p>Missing historical file</p>			
60a Dalston Lane	<p>2004/0213 (details see above)</p> <p>11/21564 Use as a mini cab office. 1992. <i>Conditional permission</i></p> <p>Missing historical file</p>	Ground floor <i>sui generis</i>	VACANT	Single storey infill retail unit - some fire damage
62 Dalston Lane	<p>2004/0213 (details see above)</p> <p>TP HL10 1965 Installation of a new shop front. <i>Permitted</i></p> <p>TP/3212 1965 Removal of partition and change of use from tailor's business to retail sale of scooters and accessories. <i>Permitted</i></p>	Ground floor: A1, Upper floors: unknown	VACANT	Extensive fire damage. The roof has been destroyed.
64 Dalston Lane	<p>2004/0213 (details see above)</p> <p>Missing historical file</p>	Ground floor: A1 Upper floors: unknown	VACANT	Extensive fire damage. The roof has been destroyed.
66 Dalston Lane	<p>2004/0213 (details see above)</p> <p>Missing historical file</p>	A1	Retail (musical instruments)	fair condition
Unit 1 66 Dalston Lane		C3	VACANT	some fire damage but appears structurally sound

Terrace Address	Planning History	Lawful Use (Informal Opinion)	Current Use	Condition
66a Dalston Lane	<p>2004/1904, Demolition of existing buildings and erection of a part one, part four plus basement level building to provide 178sqm of A1 (Retail) floorspace, 100sqm of A2 (Professional Services), 323.7sqm of A3 (Restaurant) floorspace and 14 flats comprising 5x1 bedroom, 4x2 bedroom, 4x3 bedroom and 1x4 bedroom flats together with 3 parking spaces at the rear. 66a – 76 Dalston Lane <i>Refused</i></p> <p>TP/95287 Change of use from restaurant to social club 1992 <i>Conditional permission</i></p> <p>11/12024 Use as a restaurant and takeaway 1986 <i>Conditional permission</i></p> <p>11/6975 Use as a hot food takeaway 1982 <i>Conditional permission</i></p>	Ground floor: D2 Upper floor: C3	informally used by the Kitchen repair store	damaged windows on upper floor
68 Dalston Lane	<p>2004/1904 (details see above)</p> <p>2005/0786 Erection of second floor extension at Nos. 70 and 72 Dalston Lane and conversion of 1st floor to provide 3 x 2 bedroom flats, together with the installation of new shopfronts and external alterations to front and rear including refurbishment and raising of existing single storey rear extension. <i>Granted</i></p> <p>ADD/s/T.2397 (is this a letter reference) The use of the ground floor as a Dental Surgery and Waiting Rooms 1961 <i>Granted</i></p>	Ground floor D1 Upper floors: C3	informally used by the Kitchen repair store	fair condition
70 Dalston Lane	<p>2004/1904 (details see above)</p> <p>2005/0786 (details see above)</p> <p>SOUTH/553/96/FP (Decision 1997) Redevelopment to provide ground floor retail unit with 2 self contained flats on the upper floors. <i>Conditionally Granted</i> Missing historical file</p>	(if implemented): Ground floor: A1, Upper floors: C3	VACANT	extensive fire damage, roof destroyed
72 Dalston Lane	<p>2004/1904 (details see above)</p> <p>2005/0786 (details see above)</p> <p>TP47268 50/1921 erection of a single storey bakery extension at rear 1950. <i>Granted</i></p>	Ground floor B1 Above: unknown	VACANT	extensive fire damage
74 Dalston Lane	Missing historical file	Unknown	VACANT	extensive fire damage, windows broken and ground floor front roof collapsed

Terrace Address	Planning History	Lawful Use (Informal Opinion)	Current Use	Condition
	2004/1904 (details see above)	A1		
76 Dalston Lane	Missing historical file		VACANT	fire damage, broken windows
76a Dalston Lane		C3	VACANT	possible fire damage to residential units
78 Dalston Lane	11/18039 Use of ground floor as restaurant and takeaway and erection of single storey rear extension 1989. <i>Conditional permission</i>	A5	Restaurant	good condition – concern that drainage issues from adjacent property are going to lead to damage
78a Dalston Lane		C3	Residential	good condition – concern that drainage issues from adjacent property are going to lead to damage
	2007/2750 , Erection of a mansard style roof extension to create an additional floor. Construction is currently underway. <i>Granted</i>	Ground floor A3 & C3 Upper floors: C3		
	2003/0241 , Retention of full (front to rear) mansard roof extension. <i>Refused</i>			
	2004/0274 , Alterations including removal of unauthorised front dormer and reinstatement of original roof; build up party walls and modify existing rear dormer. <i>Refused</i>			
	SOUTH/138/99/FP , Change of use of the ground floor from a shop (use class A1) to use class A3 (food and drink) <i>Granted</i>			
	SOUTH/139/99/FP Change of use of rear ground floor store and upper maisonette to three one bed flats <i>Granted</i>			
	11/10930 Use as a shop 1985 <i>Conditional permission</i>			
80 Dalston Lane	11/6962 Continued use of front part of ground floor as amusement arcade, and retention of single storey rear extension and use as a member's only club for billiards 1982 <i>Conditional permission</i>		Hot food takeaway	good condition
Unit 1, 80a Dalston Lane		C3	Residential	good condition
Unit 2, 80a Dalston Lane		C3	Residential	good condition
Unit 3, 80a Dalston Lane		C3	Residential	good condition

Terrace Address	Planning History	Lawful Use (Informal Opinion)	Current Use	Condition
	SOUTH/64/98/FP , erection of single storey rear extension and use as a studio flat. <i>Granted</i>	A5		
82 Dalston Lane	SOUTH/837/97/FP , conversion of new ground floor rear extension into one flat <i>Refused</i>	C3	Retail (general store)	good condition
82a Dalston Lane	Change of use from a shop to a gambling club 1967 <i>Refused</i>	C3	Residential	good condition
	F.5418 Use as a fried fish and chips shop and erection of a flue at rear 1972 <i>Permitted</i>			
	11/5930 New shopfront 1981 <i>Conditional permission</i>			
82b Dalston Lane	11/22909 Erection of a single storey rear extension 1994 <i>Conditional permission</i>		Vacant?	good condition
	11/12644 Use of ground floor as veterinary surgery together with use of the upper floors as ancillary offices 1986 <i>Conditional permission</i>	Sui generis		
84 Dalston Lane			Veterinary surgery and possibly residential above	good condition

Terrace Address	Planning History	Lawful Use (Informal Opinion)	Current Use	Condition	
86 - 86a Dalston Lane	<p>2002/1794, Erection of an additional storey at roof (3rd Floor) level to form additional three one-bedroom flats 86 & 86a Dalston Lane (OPTION 1) <i>Granted</i></p> <p>2002/1798, Erection of an additional storey at roof (3rd floor) level to form additional three one-bedroom flats 86 & 86a Dalston Lane (OPTION 2) <i>Refused</i></p> <p>SOUTH/103/99/FP, Change of use of ground floor to provide a doctor's surgery and 2 one bedroom flats inc. elevational alterations. 86 & 86a Dalston Lane and 457 & 459 Queensbridge Road <i>Refused</i></p> <p>SOUTH/494/98/FP External alterations and conversion of ground floor into doctor's surgery & retail use with 10 flats over. 86 & 86a Dalston Lane and 457 & 459 Queensbridge Road <i>Granted</i></p> <p>Letter dated 27 January 1997 explained that the site had an authorised use at the time as a Post Office and was A1 use.</p>	Ground floor: D1			
	<p>TP91488 Application for shop to sell scooters and cars 1967 <i>Refused [on traffic grounds]</i></p>			Medical practice	This property is currently undergoing works and has scaffolding up and the roof covered.
	<p>2002/1794, (see details above)</p>	C3			
	<p>SOUTH/103/99/FP (see details above)</p> <p>SOUTH/494/98/FP (see details above)</p>				
	<p>Units 1 through 10 457/459 Queensbridge Road</p>	Missing historical file (or possibly in use)		Residential	This property is currently undergoing works and has scaffolding up and the roof covered.
457 Queensbridge Road	<p>2002/1794, (see details)</p>	D1			
	<p>SOUTH/103/99/FP (see details above)</p> <p>SOUTH/494/98/FP (see details above)</p>				
	Missing historical file (or possibly in use)		Medical practice	This property is currently undergoing works and has scaffolding up and the roof covered.	