HC11 - Travis Perkins, 111 Dalston Lane E8 1NH

Ward: Hackney Central

Ownership: Private

Area: 0.33ha

Existing Use: Builders Yard

Planning Considerations:
- Archaeological Priority Area
- Located between two Conservation Areas (St Mark’s CA and Graham Road and Mapledene)
- Site is adjacent to Grade II listed building - 113 Dalston Lane
- PTAL 6a

How was the site identified? Strategic Land Availability Assessment (2017)

Timescale: Long term

Allocation: Employment-led mixed-use development

Development Principles:

The site comprises a builder’s merchant with ancillary retail facing Dalston Lane. Existing buildings are one and two storeys and the rest of the operation is external. The historic house surrounded by the site is prominent because of the low-rise surroundings. Adjacent to the site is a residential tower which somewhat detracts from the setting of the house.

There is opportunity for an employment-led development including retention of the storage, light industrial/commercial mix with residential, including maximising the delivery of genuinely affordable homes.

The historic house should be given ample space. The land to the east of the house and the backdrop of the house should remain unbuilt. The front garden of the house should be restored to original proportions. The site has development potential on the Dalston Lane frontage, where ancillary retail should be retained. There is also potential to the west and north-west of the site, and adjacent to the neighbouring tower where development could
help mediate between scales. The historic plot grain and commercial building frontage position should be maintained on Dalston Lane.

**Indicative Capacity**: 40 residential units and provision of industrial/warehouse floorspace

**Planning Status**: Pre-application discussions June 2018
HC12 - 230 Dalston Lane and Hackney Downs Station Entrance

Ward: Hackney Central

Ownership: Public
Area: 0.30ha
Existing Use: Overground station and retail

Planning Considerations:
- Strategic Transport Infrastructure
- Locally Listed Building - Hackney Downs Station
- Adjacent to Grade II listed buildings at 212-226 Dalston Lane
- PTAL 6a

How was the site identified? Strategic Land Availability Study (2017)

Timescale: Long
Allocation: Mixed use

Development Principles:
There is potential for mixed-use development on this site incorporating residential, including maximising the provision of genuinely affordable homes, and commercial floorspace. Development should respond to the current scale of enclosure of Dalston Lane. The tallest element of the scheme should be set back from Dalston Lane. Indicative appropriate heights on this site is in the range of 4 to 6 storeys. Development should take opportunities to improve the public realm and quality of pedestrian arrival at Hackney Downs Station. Existing buildings nearby serve a role landmarking the location of the station and are of a scale commensurate to the importance of the station. As such there is no justification for an additional landmark tall building on this site.

Indicative capacity: 45 residential units and 800sqm of commercial floorspace
Planning Status: Pre-app discussions in 2017 for development of residential retail and business floorspace and improvements to the entrance to Hackney Downs rail station.
HC13 - Lower Clapton Health Centre

Ward: Homerton

Ownership: Public
Area: 0.34 Hectares
Existing Use: Health Care facility/GP Surgery

Planning Considerations:
- Hackney Central Major Centre
- Critical Drainage Area (South of site)
- Clapton Square Conservation Area (Adjacent)
- PTAL 6a

How was the site identified? Strategic Land Availability Assessment (2017)

Timescale: Medium
Allocation: Mixed-use community and residential

Development Principles:
The existing building is a two storey Health Clinic incorporating a GP surgery and facilities used by Homerton Trust. There is an opportunity for intensification of uses on the site for a residential-led mixed use development, reproviding a health facility and maximising the delivery of genuinely affordable homes.

Any development on site should retain an element of community/leisure uses on the ground floor with a residential element on upper floors. Development should be responsive to the prevailing height, scale and character of the area which is within a conservation area. An indicative appropriate building height is in the region of 4 to 5 storeys. Opportunity should be taken to reinstate the street connection which historically ran through the centre of the site.

Indicative Capacity: 75 residential units and reprovided community D1 use

Planning Status: No planning activity

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HC14 - 164-170 Mare Street, E8 3RH

Ward: Victoria

Ownership: Private

Area: 0.12ha

Existing Use: Currently occupied by a number of businesses including Hackney Car Centre, a gym, and an Army Cadet building.

Planning Considerations:
- Mare Street Priority Office Area
- Mare Street Conservation Area
- Adjacent to Locally Listed Building (1-7 Pemberton Place, 23-25 Well Street)
- Mare Street / Westgate Street Triangle Archaeological Priority Area
- PTAL 6

How was the site identified? Site Allocation Local Plan (2016)

Timescale: Medium to Long Term

Allocation: Employment or employment-led mixed use, including re-provided community uses.

Development Principles:
There is potential to intensify the use of this site for employment or employment-led development incorporating residential, including maximising the provision of genuinely affordable new homes, and re-provision of the community use. The site lies within Mare Street Priority Office Area so any redevelopment should be for employment uses, or employment-led alongside community use. The existing buildings have limited architectural merit, however the site lies within Mare Street Conservation Area and 1-8 Pemberton Place which abuts the site are locally listed. Indicatively, heights should follow

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the prevailing context of 3-4 storeys.

There may be an opportunity for a larger comprehensive redevelopment scheme as two other potential sites - 182 Mare Street (London College of Fashion) and 27-38 Well Street (Lidl) - are in the immediate vicinity.

**Indicative Capacity:** 20 residential units and a minimum of 1,400sqm employment floorspace

**Planning Status:** 2018/2389 - Demolition of existing building and erection of a new part 3, part 4 storey building to provide 885sqm of employment floorspace (Use Class B1) at ground and first floor level and 9 residential units (Use Class C3) at second and third floor level, together with the provision of balconies/terraces, secure cycle and refuse/recycling provision – undetermined.
HC15 - Tesco Metro, Well Street (180 Well Street, E9 6QU)

**Ward:** Hackney Wick

**Ownership:** Private

**Area:** 0.258ha

**Existing Use:** Single storey retail unit

**Planning Considerations:**
- Well Street Local Shopping Centre
- Well Street Market (adjacent)
- Victoria Park Conservation Area (Adjacent)
- Critical Drainage Area
- Green Link to the south

**How was the site identified?** Strategic Land Availability Assessment (2017)

**Timescale:** Long term

**Allocation:** Mixed-use residential with retail at ground floor level

**Development Principles:**

The site currently comprises a single storey retail space (Tesco) fronting onto Well Street and Terrace Road. There is potential for the intensification of the site and the introduction of other uses. The air space above the store would be suitable for residential use, including maximising the provision of genuinely affordable new homes. The existing quantum of retail floorspace must be retained. Any new development needs to be in keeping with the scale of existing buildings to the east and west, and appropriate distances especially privacy, outlook and daylight/sunlight of existing occupiers maintained. The civic space to the north apex should be maintained and improved.

The southern side of the site faces a designated green link and development should contribute towards the setting of the green link for example through vertical greening.

**Indicative capacity:** 50 residential units and retention of retail
Planning Status: No recent planning activity
D1 - 130 Kingsland High Street and site to the rear 130A

Kingsland High Street

Ward: Dalston

Ownership: Private

Area: 0.192ha

Existing Use: Retail

Planning Considerations:

- Dalston Major Town Centre (Primary Shopping Frontage)
- Dalston Conservation Area and St Marks Conservation Area (adjacent)
- Special Policy Area (Licensing)
- PTAL 6a

How was the site identified? Dalston Area Action Plan (2013)

Timescale: Medium Term

Allocation: Mixed-use retail at ground floor with residential/employment above.

Development Principles:

This site is suitable for retail uses at ground floor level facing onto the Kingsland Road Primary Shopping Frontage with residential, including genuinely affordable homes, or employment uses above. Development should have regard to development plans for Birkbeck Mews Site Allocation D7. Further guidance to be set out in a Supplementary Planning Document.

Planning Status: 2017/3600 - Demolition of existing building and redevelopment to provide a ground floor retail unit (Class A1) and a Hotel (C1 use) with ancillary reception at ground floor level and co-working and cafe floorspace at lower ground floor level in a building ranging from 3 to 6 storeys. Granted.
D2 - Dalston Kingsland Station and associated works

Ward: Dalston

Ownership: Network Rail
Area: 0.06ha
Existing Use: London Overground Station

Planning Considerations:
- Critical Drainage Area
- Dalston Conservation Area
- Special Policy Area (Licencing)
- Crossrail 2 safeguarded site
- Dalston Town Centre (Primary Shopping Area)
- PTAL 6a

How was the site identified? Dalston Area Action Plan (2013)

Timescale: Medium/Long Term
Allocation: Improvements to station plus retail/employment on ground floor

Development Principles:
Guidance to be set out in a Supplementary Planning Document

Planning Status: No recent planning activity
D3 - 1-7 Dalston Lane and 1-7 Ashwin Street

Ward: Dalston

Ownership: Mixed - London Borough of Hackney and Private

Area: 0.22ha

Existing Use: Retail, residential and temporary uses

Planning Considerations:
- Dalston Lane Conservation area
- Dalston Town Centre (Secondary Shopping Area)
- Critical Drainage Area
- Special policy area (Licensing)
- PTAL 6a

How was the site identified? Dalston Area Action Plan (2013)

Delivery Timescale: Medium Term

Allocation: Mixed-use including residential

Development Principles:
This site is appropriate for retail, community, cultural and employment uses at ground floor level with residential above, including maximising the provision of genuinely affordable new homes. Further guidance to be set out in a Supplementary Planning Document.

Planning Status: No recent planning activity
D4 - 36-42 Kingsland High Street

**Ward:** Dalston

**Ownership:** Private

**Area:** 0.078 hectares

**Existing Use:** Retail

**Planning Considerations:**
- Dalston Town Centre - Primary Shopping Frontage
- Critical Drainage Area
- Adjacent to Dalston and Dalston Lane West Conservation Areas.
- Special policy area (Licensing)
- PTAL 6a

**How was the site identified?** Dalston Area Action Plan (2013)

**Timescale:** Medium Term

**Allocation:** Mixed-use including residential

**Development Principles:**
This site is appropriate for residential or commercial uses on the upper floors, including maximising the provision of genuinely affordable homes, whilst retaining retail and active frontage at ground floor level. New development should respect the building line and architectural context of adjacent buildings on Kingsland High Street. Further guidance to be set out in a Supplementary Planning Document.

**Planning Status:** No planning activity
D5 - Kingsland Shopping Centre

Ward: Dalston

Ownership: Private

Area: 2.6ha

Existing Use: Retail

Planning Considerations:
- Dalston Major Town Centre - Primary Shopping Area
- Special Policy Area (Licensing) - Partial
- Crossrail 2 Safeguarding
- Adjacent to the Dalston Conservation Area
- PTAL 6a

How was the site identified? Dalston Area Action Plan (2013)

Timescale: Medium Term

Allocation: Mixed-use development with retail, commercial and residential

Development Principles:

Comprehensive redevelopment of the Kingsland Shopping Centre will be encouraged and must re-provide the equivalent or greater quantum of A1 retail floor space. Further guidance to be set out in a Supplementary Planning Document.

Planning Status: No recent planning activity
D6 - Ridley Road

Ward: Dalston

Ownership: Mixed Private

Area: 0.2ha

Existing Use: Retail - predominantly A1

Planning Considerations:
- Dalston town centre - Primary Shopping Area
- Special Policy Area (Licensing) - Partial
- St Marks Conservation Area (Adjacent)
- Street Market
- PTAL 6a

How was the site identified? Dalston Area Action Plan (2013)

Timescale: Short Term

Allocation: Retail/market uses

Development Principles:
The Ridley Road Market must be retained but there are infill development opportunities to further enhance the retail offer. Further guidance to be set out in a Supplementary Planning Document.

Planning Status: No planning activity