Local Development Framework

Manor House Area Action Plan

Adopted January 2013
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PART A
Introduction, Baseline and Options

1 Introduction

1.1 Why prepare an Area Action Plan?

The Manor House Area Action Plan (AAP) has been produced to set out the Council’s spatial planning policy for the development and improvement of Manor House in the form of a masterplan with a strong implementation element. It will support regeneration of the wider area, in particular Woodberry Down, and guide development and investment in the area (see Figure 1).

The regeneration of the Woodberry Down Estate requires a better connected and performing local centre and improved public realm/space which can be provided through the regeneration of Manor House. Manor House is designated as a Local Centre in the Council’s LDF Core Strategy, which seeks to improve its role as a centre for the wider area.

Manor House fits within the larger context of the regeneration of the Woodberry Down estate. Manor House is the ‘front-door’ to Woodberry Down. It is a well used transport interchange for Woodberry Down and an important local retail and service centre for the area. However, Manor House has a poor street environment and public realm and a relatively poor retail, leisure and employment offer. The area is also quite low density for such a highly accessible and prominent location and local connections with the surrounding neighbourhoods and open spaces are weak.

1.2 Purpose of the AAP

The AAP promotes a design led approach to the regeneration in Manor House. It identifies preferred land uses, makes proposals for public realm improvements and sets out how these could be delivered. There is also a degree of flexibility as much can change over the plan period. The AAP aims to encourage and promote the regeneration and re-development of Manor House in a long-term coherent sustainable manner.

The AAP outlines a comprehensive and deliverable strategy to shape positive change for the short-term and long-term over the plan period of 15 years to 2026. It will guide decision making on the future development, infrastructure planning and investment in the Manor House area and identity priorities for other key public sector agencies such as Transport for London.

1.3 Consultation

The AAP is the result of an extensive and inclusive public consultation. Initial engagement was undertaken between January and March 2010. This informed the consideration of options and production of the draft consultation AAP.

In accordance with Regulation 25, pre submission public consultation on the draft AAP took place over a 10 week period from September to November 2010, and involved a
range of events and extensive engagement with the local communities and key stakeholders.

Following consultation, the Council analysed all comments received during the consultation period, and amended the draft AAP as appropriate to form the pre-submission document. The pre-submission document then went out to representations in accordance with Regulation 27 and the comments received have informed this final draft of the Manor House Area Action Plan.

1.4 Status of the AAP

This AAP will be a key document of Hackney’s Local Development Framework. An evidence base underpins the AAP.

The AAP will gain planning weight and status as it passes through each of the regulatory steps on the way to eventual adoption. In the interim, all future planning applications submitted to the Council within the Manor House AAP area will have some regard to the objectives, principles and policies contained in this AAP.

At the time the draft AAP was prepared and endorsed by the Council for Reg 25 public consultation, it was originally intended to adopt the consultation draft of the AAP (as amended after consultation and review) as a ‘Phase 1’ AAP pending the Council’s Core Strategy being found sound and adopted. The Phase 1 AAP would then be reviewed after the adoption of the Core Strategy and proceed as a Phase 2 AAP towards the formal statutory stages of publication, submission, examination and adoption under Regulation 27 onwards.

The Core Strategy was subsequently found sound and adopted in November 2010 during the production and consultation of the Phase 1 AAP. As the Council now has an adopted Core Strategy in place the two-phase process is no longer necessary and it has decided, supported by a recommendation from the Greater London Authority, that the consultation AAP proceed to the next statutory planning making steps.

1.5 Steps to adoption of the AAP

As outlined above, this pre-submission document has followed the statutory requirements for the preparation of a Development Plan Document (DPD) as part of the Council’s Local Development Framework. This AAP, has been through the pre-submission public participation/publication stage and an independent Examination in Public (EiP) by the Planning Inspectorate and is now being adopted by the Council. The adopted Manor House AAP will be used for development control purposes in the determination of planning applications and to facilitate and coordinate regeneration in Manor House.

1.6 Supporting Documents

In accordance with statutory requirements and European Directives, a number of supporting documents were prepared in parallel to the AAP process and have informed the AAP.

- Sustainability Appraisal (SA) process has run alongside the AAP throughout its formulation.
- Habitats Regulation – An ‘Appropriate Assessment’ (AA) of the potential impact of the AAP.
Equalities Impact Assessment (EqIA) has been undertaken in parallel to the various stages of the AAP.

1.7 Purpose of including area of Haringey Finsbury Park within this document

The Manor House area is situated around the Seven Sisters Road and Green Lanes junction, of which the North West Corner – The Manor House entrance to Finsbury Park - is located in Haringey. The entrance to Finsbury Park, although not within the London Borough of Hackney, is a key component of the Manor House area, and the Park is an important resource for the adjoining local neighbourhoods.

During the development of the AAP it was considered that it would be in the interest of the proper planning and the urban design of the area to consider the interface with Finsbury Park as an integral part of the AAP despite it being outside the AAP and Hackney’s borough boundary. It has been identified as an ‘Area of Influence’ (AoI).

It will be for London Borough of Haringey to determine how to take forward any proposals through their own consultation and planning processes. The Manor House AAP is being adopted by the London Borough of Hackney only and although the boroughs are working closely - it is not a joint AAP with the London Borough of Haringey.

1.8 Guide to this document

This AAP is divided into four main sections:

**Part A:** Introduces the AAP and its purpose. It sets out the key findings from the baseline report in terms of opportunities and potential areas for change. It then outlines the objectives of the AAP.

**Part B:** Sets out the basis of the AAP through 5 guiding principles that together shape the approach to transforming Manor House.

**Part C:** Sets out policies relating to each of the identified sites for change, providing site specific guidance on appropriate uses and form of development.

**Part D:** The final section outlines the implementation and possible phasing of the regeneration, examining how and when the components of the AAP might be delivered.

2 The Manor House Area

2.1 The AAP area

The AAP covers the area around Manor House that has the potential for significant development and improvement over the next 15 years. It extends from the Green Lanes/Woodberry Grove junction in the north, to Amwell Court in the south. The area is also bounded by Portland Rise and the rear of properties on Green Lanes to the west and the Woodberry Down regeneration area to the east. The extent of the AAP area is shown in more detail in Figure 2.
Manor House is at the intersection of two major roads - Seven Sisters Road and Green Lanes. It is a central transport hub with eleven bus routes and the Piccadilly Line; as such the area is very well connected to both central London and to nearby local, district and major town centres, including the Green Lanes District Centre to the north in Haringey and its neighbouring communities.

The area already presents a mix of uses that gives it a vibrant day and evening character. It is one of main entrances into Finsbury Park, and is close to the West Reservoir Sailing Centre and Clissold Park to the south. As well as accommodating a range of housing, the area has a number of hotels primarily along Seven Sisters Road west of Manor House. The UNITE Union; offices occupy buildings at the southern end of the AAP area.

Just outside the plan boundaries are important community and leisure facilities, such as the John Scott Health Centre, The Castle Climbing Centre, the West Reservoir Sailing Centre and the New River path. These facilities serve the plan area and beyond, and the many users who pass through Manor House.

2.2 Manor House & Woodberry Down

The ongoing regeneration of Woodberry Down will significantly change the context around Manor House. To ensure that the plan for Manor House is compatible with and complementary to the emerging Woodberry Down regeneration, the end-state of that regeneration project has been considered in the context within which to plan for the transformation of Manor House.

The Woodberry Down Estate is currently being transformed under a holistic regeneration programme, the first stages of which have begun onsite and will be available for occupation mid 2011. It will provide more than double the current amount of housing (delivering 4664 homes), a new Academy, additional retail, community and commercial uses and open spaces, making it one of the largest regeneration projects in Europe. The Woodberry Down regeneration project will be delivered over a 15 year period, and will dramatically transform what was previously an area of poor quality twentieth century housing, the extent of which is shown in Figure 3.

The Manor House junction highway was included within the outline planning permission Masterplan for the regeneration of Woodberry Down, and improvements to the highways layout are being secured through that permission and the associated planning obligations.

Manor House will need to adapt to this large growth in population, through the provision of new retail space and through the provision of clearer and easier routes through the area.

2.3 Public and Stakeholder Engagement

Members of the public and stakeholders have been engaged in the preparation of the AAP from the outset, as outlined in the Baseline Report and the Consultation Report that accompanies this AAP.

2.4 Baseline Report

The Baseline Report identified the key issues, constraints and opportunities facing the area, which have informed this AAP. A summary is provided in Figure 4.
Project: Manor House AAP
Title: Figure 2
AAP Area - Current Building and Road Layout

Key:
- Manor House AAP area
- Finbury Park AGI
- LB Hackney Borough Boundary
- London Underground station entrance
Constraints:
1. Heritage context of Finsbury Park entrance
2. Traffic flows on Seven Sisters Road and Green Lanes
3. Engineering constraints due to underground tunnels (Piccadilly Line)
4.65. Potential development sites in multiple ownership

Opportunities:
6. Improved park edge and entrance
7. Refurbishment of landmark building
8. Creation of public square and gateway to Woodberry Down
9. Connection between Finsbury Park and the Reservoir
10. Improved connection between Green Lanes and Portland Rise
Project: Manor House AAP
Title: Figure 5
Opportunities for Change

Key:

- Manor House AAP area
- Opportunities for change:
  - Manor House Junction
  - Access to West Reservoir and New River

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2.5 Opportunities for Change

There are two main areas identified as having the potential for improvement within the duration of the plan which due to their location, low density or poor quality, present an opportunity to be redeveloped and to thereby contribute to the improvement of the area as a whole. From the detailed examination of the area, two Opportunity for Change sites are identified, as shown in Figure 5:

1. Manor House Junction
2. Access to West Reservoir and New River

Within this context, the AAP provides guidance for all development within the AAP area as well as additional specific policies relating to these Opportunity for Change sites.

Where the AAP is silent, the Council’s Core Strategy and emerging Development Management Policies will therefore still apply to manage the development of land within the AAP boundary. Appendix F lists proposals map designations superseded by the provisions of the AAP. Appendix E lists those saved UDP policies superseded within the area of the AAP.

3 AAP Options and Appraisal

Three different approaches were taken in proposing change in the area following analysis of the baseline information: Minimum, Moderate and Maximum Change options.

Each option responded to, and sought to deliver, the seven objectives outlined in Part B. The options were tested through the Sustainability Appraisal (SA) process, the results of which can be found in the SA report that accompanies this AAP. Each option was also subjected to a high level viability testing exercise, to examine the issues surrounding delivery.

The analysis of the AAP options proved to be extremely useful in assessing the appropriate level of change that could be supported on each of the key sites, with a constant view to the bigger picture of change for the area. This approach forms the spatial basis of the AAP and is set out in detail in Parts B and C of this document.
Part B The Spatial Strategy

4 The Spatial Strategy

4.1 Introduction

The AAP sets out a clear guidance framework to ensure that new development and investment will deliver these objectives and enable Manor House to fulfil the Vision to become a dynamic local centre that is attractive and accessible to the surrounding communities.

The AAP for Manor House is based upon a design-led approach to structuring the place, and this forms the overarching spatial strategy upon which site specific details of the AAP can be organised. The key principles of the strategy and the policies to guide their delivery are set out in this Part B.

4.2 Vision

Over the 15 year period of the AAP, the Vision is for Manor House to become:

“A dynamic local centre with a high quality environment providing a distinctive gateway to Hackney and a new urban centre for the Woodberry Down regeneration area, and an attractive and accessible focus for local shopping, leisure, community services, and employment for the surrounding communities.”

4.3 Objectives

The outcomes and findings of the baseline work and public consultation (under Regulation 25) have been transformed into a number of Objectives, which will guide an approach to planning for the future of the area. Seven objectives have been formulated to guide delivery of the Vision.

1. To enhance and intensify the function of Manor House as a vibrant and mixed use Local Centre that is attractive and accessible to, and meets the needs of the local community, including Woodberry Down.

2. To improve the role of Manor House as a gateway to both the Woodberry Down regeneration area and other adjacent neighbourhoods, and as a key access point to Finsbury Park.

3. To secure new housing, employment and commercial development to meet local needs and aspirations.

4. To improve movement to and through the area for all modes of transport, to promote sustainable and healthy transport choices and achieve better community integration.

5. To enhance local character and distinctiveness through identification of the form of future development appropriate to the area, that will deliver Place Shaping.
6. To ensure that all new development contributes significantly towards achieving more environmentally sustainable development.

7. To improve the quality, appearance and function of the public realm through local interventions that contribute to the wider network of open spaces in the area.

4.4 AAP Principles

These objectives have been consolidated into the five key principles of the AAP that are set out in this chapter, and shown conceptually in Figure 6.

AAP Principle 1: A Vibrant and Mixed-Use Local Centre

AAP Principle 2: Enhancing Local Character and Distinctiveness

AAP Principle 3: A High Quality Public Realm

AAP Principle 4: Movement and Accessibility – A Connected Place

AAP Principle 5: A Sustainable Place
5 AAP PRINCIPLE 1: A VIBRANT AND MIXED-USE LOCAL CENTRE

OBJECTIVES:

- To enhance and intensify the function of Manor House as a vibrant and mixed use Local Centre that is attractive and accessible to, and meets the needs of the local community, including Woodberry Down.
- To secure new housing, employment and commercial development to meet local needs and aspirations.

5.1 Mixed Use Strategy

The AAP is based upon the principle that Manor House needs to improve its offer of services as a Local Centre to meet the needs of the growing communities in the area, and complement other nearby centres. This step-change in the offer provided by the area is achieved through the land use strategy set out in the plan.

It is well established in both planning policy and best practice guidance that a mix of uses is vital to create vibrant and safe urban environments, where people enjoy living, working and spending leisure time.

Manor House already functions as a mixed-use centre, with local retail and other services, a series of hotels and a range of housing types. The AAP seeks to improve the quality, scale, diversity and accessibility of this offer, to meet the growing needs of the local communities over the plan period. Details on the role of the different uses within the strategy are outlined below.

POLICY MH 01
DELIVERING A MIXED-USE LOCAL CENTRE THAT COMPLEMENTS THE ROLE OF WOODBERRY DOWN

1) All new development should contribute to delivering the objective of a vibrant mixed-use local centre, through the provision of a range of ground and upper floor uses as set out in Figures 12 and 13.

2) When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

3) Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.
4) Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

   a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

   b) Specific policies in that Framework indicate that development should be restricted.

5.2 Retail and Leisure

5.2.1 Context
Manor House is a local shopping centre, serving the convenience, top-up and basic service needs of the local population. Within the broader retail context for Hackney, and neighbouring Haringey, it performs a tertiary role and is designated in the Core Strategy as a Local Centre.

The range and quality of the retail offer in Manor House is poor, and this is reflected in the general image and appearance of the centre. The scale of development at Woodberry Down and the potential for increased capacity at Manor House presents opportunities to diversify and strengthen the retail role of the centre without over-competing with the offer of other centres, as outlined in Core Strategy Policy 13 – Town Centres.

The opportunities for leisure activities within the AAP boundary area are limited but will be enhanced by the proposed new Manor House Square, the hotel proposed for the South West Corner and the improved retail offer. Manor House is essentially a gateway to the leisure facilities which currently exist in the form of Finsbury Park, the Stoke Newington Reservoir and the Castle Climbing Centre etc. This will be complemented by the facilities which will come on stream as each phase of the Woodberry Down Masterplan is built out. It is principally through improving movement and connectivity that the Manor House AAP will enhance the leisure experience for residents and visitors to the area.

5.3 The Retail Strategy

5.3.1 Location and frontages
The AAP seeks to establish a wider and more integrated Manor House centre, providing better access to Finsbury Park and eroding the perception of the major road junction as a barrier.

Retail location has an important role to play in extending the activity of the Local Centre across Green Lanes to the west. Potential redevelopment of the south west corner of the junction site as a hotel, with associated service functions open to the public at ground floor level could secure this.
As the underground station provides an access / exit on each of the four corners, and bus stops are also focused upon each, the passing pedestrian trade will remain present and increase across the area.

The focus of retail will remain on the eastern side of the junction, maximising the benefit from pedestrian movement from Woodberry Down and Seven Sisters Road and the new public spaces on both its north and south sides. The conversion or redevelopment of Ivy House to provide retail uses at ground floor will benefit from the strong pedestrian flow along Seven Sisters Road, and allow this unique building to be opened up and appreciated, dramatically contributing to the quality of the street frontage and image of the area.

5.3.2 Unit size and type
It is important that Local Centres generally provide and retain small unit sizes, as their total retail area is limited and agglomeration of units can seriously erode the diversity of offer. Manor House currently provides a total of 20 mostly smaller retail units, of approximately 50 m² contributing to its character.

New retail space within mixed-use developments should generally reflect this to ensure that a diverse retail offer can be provided and the number of stores is not diminished.

A range of retail uses will be encouraged within the Local Centre, reflecting the established mix of specialist and convenience retailers whilst maintaining the opportunity for larger floorspace retailers that could act as an anchor for convenience retailing in Manor House. Redevelopment of key sites will be expected to deliver new food and drink uses to improve the offer of the area. Further development of take-away uses will not be encouraged, unless they are an ancillary component of a restaurant / cafe use.

**POLICY MH 02**
SECURING AN IMPROVED RETAIL AND LEISURE OFFER IN THE LOCAL CENTRE

The role of Manor House as a local centre will be secured and improved by:

a) Promoting retail and leisure uses within primary frontages (shown as Active Edges on figure 12); A3/A4 uses will be particularly encouraged;
b) Requiring at least 50% of the retail provision in the local centre to remain in unit sizes of less than 80 sqm; and
c) Hotel development as identified on Figure 12 Development Site 1.

5.3.3 Servicing
Opportunities for rear-servicing of retail uses within mixed-use developments will be available at Manor House as identified in Figure 12: Development Site 1 Manor House Junction. The Council will work with Transport for London to improve the highways environment in the area and will examine improvements to servicing arrangements through that process.
5.3.4 Hotels
Manor House is an established location for hotel accommodation, focused along the Seven Sisters Road towards Finsbury Park. Hotel uses bring visitors to the area contributing to a diverse community, and provide important local employment opportunities. The expansion of hotel uses to provide new high quality visitor accommodation, for tourists and business travellers, within the Local Centre is supported. A specific opportunity for a new hotel development is identified on the south-west corner of the Manor House junction.

5.4 Housing

5.4.1 Context
Housing is an important component of a successful and safe mixed-use local centre, and the AAP envisages a significant proportion of new housing within the major areas of redevelopment, in accordance with Core Strategy Policy 19 – Housing Growth.

A number of existing buildings in the area currently provide hostel accommodation, much of which is arranged as self-contained units and let for varying periods of time. The possible loss of hostel accommodation through development will assist in achieving a more balanced sustainable community at Manor House, and the provision of other housing and hotel accommodation may provide opportunities for short term and rental accommodation.

Any proposals that will result in the loss of hostel accommodation must provide an assessment based on robust evidence demonstrating that the existing accommodation does not meet an identified housing need or that the existing floor space is satisfactorily re-provided to an equivalent or greater standard, as per London Plan policy 3.14 (Loss of existing housing).

5.4.2 Housing Types and Mix
There is a demand for family housing across the Borough, and therefore family housing provision is encouraged, however the practicality of providing family housing in Manor House may be constrained and must be balanced against the housing provision at Woodberry Down.

New housing in the AAP area will be predominantly in the form of flats on the upper floors of new buildings, covering a range of unit sizes from 1 bed to large 4+ beds. This form of housing is necessary as the nature of the Opportunity Areas available for development preclude less dense family housing with gardens.

A dense form of housing is also appropriate given the high public transport accessibility of the area. Also there are large areas of quality amenity in the immediate vicinity of Manor House to support higher density housing. New residents of any new development at Manor House (and Woodberry Down) will have improved opportunities to access quality amenity spaces such as Finsbury Park, Clissold Park and East and West Reservoirs. Nevertheless, new housing developments should, where possible, make provision for play and informal recreation, in keeping with London Plan policy 3.6 (Children & Young Peoples Play).
As the majority of new homes will be accommodated within mixed-use development, the majority of dwellings will tend to comprise apartments over retail or other uses. More guidance on mix requirements will be developed in the Affordable Housing Supplementary Planning Document, Sustainable Development Standards SPD, and Development Management Development Plan Document, to be adopted.


5.4.3 Affordable Housing
Affordable housing is an important component of a sustainable community, and all new housing developments of more than 10 units in the AAP area will need to address the requirements of Core Strategy Policy 20 – Affordable Housing. This seeks a borough-wide affordable housing target of 50% of all units, subject to site characteristics, location and scheme viability considerations and the Council’s emerging policy on housing tenure mix.

POLICY MH 03
A LIVING CENTRE AT MANOR HOUSE

1) Through the development of the opportunity for change sites identified in this AAP, housing should be provided during the AAP Plan period to 2026 as part of mixed use and mixed tenure development to meet a range of housing needs, with a range of unit sizes.

Future proposals should adhere to building heights parameters outlined in Figure 8 as well as aim to achieve the quantity of accommodation set out in the Accommodation Schedule listed at Appendix D (to be reviewed annually in the Council’s Authority Monitoring Report).

5.5 Employment

5.5.1 Context
Manor House is not an established employment area, and currently has a limited amount of business floor space. Number 218 Green Lanes is an employment site within the AAP area, which is used periodically as a meeting space for UNITE union delegates. The building is heavily under-used with a poor layout and a large 40 space car park. It is isolated from facilities and transport connections at Manor House and located in the middle of a residential area. The opportunity to redevelop these buildings for housing will result in a reduction of office/meeting space on the site but this will be re-balanced in part by the provision of purpose built employment space, which meets a recognised need, created through the regeneration of the Manor House Local Centre.

Manor House, as a Local Centre, is not an appropriate location for significant large-scale employment development. However, the opportunity for smaller scale B1 class uses to contribute to the local economy and sustainable function of the Local Centre is identified in the AAP on the north-east corner of the Manor House junction. The
 provision of flexible business space in the converted or redeveloped Ivy House and adjacent buildings, and on the south-east corner site as a component of the mixed-use development will provide a range of unit sizes in a courtyard environment which foster new start-up and local businesses, in the heart of the Local Centre. The potential hotel use on the south west corner and the additional retail floor space will also generate new employment opportunities in the area.

POLICY MH 04
EMPLOYMENT USES

a) Employment uses in class B1 will be required to replace existing employment space in the redevelopment of Ivy House and adjoining sites, and as a component of mixed-use development on the south-east corner of the junction.

b) B1 units of a floor area less 250 sqm will be particularly encouraged to provide high quality flexible business space for small to medium sized local enterprises.

5.6 Community Uses

Manor House is well served by existing and proposed community uses and facilities in the immediate area including: education, parks and leisure facilities, places of worship and youth and community centres. However many are located in buildings which are in poor condition or are no longer suited to the needs of the population. This provision is to be enhanced with the completion of the Skinners Academy the Woodberry Down Community Centre, the proposed youth centre and the Health Centre on Woodberry Grove being delivered as part of the Woodberry Down regeneration masterplan.

The AAP seeks to improve accessibility to the existing and future community infrastructure by improving routes and linkages between the various areas, across the AAP area and to adjoining neighbourhoods. This will improve accessibility for all and improve the effectiveness of the service delivery of the various community facilities.
6 AAP Principle 2: Enhancing Local Character and Distinctiveness

OBJECTIVES:
- To improve the role of Manor House as a gateway to both the Woodberry Down regeneration area and other adjacent neighbourhoods, and as a key access point to Finsbury Park.
- To enhance local character and distinctiveness through identification of the form of future development appropriate to the area, that will deliver Place Shaping.

6.1 Introduction

Central to the AAP is an approach to enhancing the urban structure of the place. This provides an overarching framework for change in the area, within which more detailed guidance on buildings and spaces can be contained.

6.2 Enhancing the Urban Structure

The framework to guide and enhance the urban structure is shown in Figure 7. It will guide change in the area, and is the key first point of reference when considering any proposed development.

The key principles of the urban structure are:
- Connectivity and arrival – making the place more legible, distinctive and pleasant to move around, and spend time in;
- A network of quality streets and spaces, including green infrastructure – to facilitate movement and promote vitality, safety and sociability;
- Clear and easy to navigate transition points – improving connections between the central junction and all of the community facilities nearby which serve the local community; and
- Building forms and uses that define and support the above.

The AAP will guide the enhanced urban structure as set out below.

6.3 Connectivity and Arrival

As a place of arrival and interchange, it is important that the area is legible to those using it. A key aspect of legibility is distinctiveness in the built environment, ensuring that a place has its own strong local character. As Manor House is on the boundary of Hackney, it is also a gateway to the Borough and an important opportunity to recognise and emphasise what is special about the Borough. The AAP identifies and enhances the role of the following gateways and nodes.

6.3.1 Gateways & Nodes

- Manor House
- Seven Sisters Road connecting with Woodberry Down
- Entrance to Finsbury Park
- Junctions of Gloucester Drive / Alexandra Grove / Portland Rise / Green Lanes / New River
Policy and guidance outlining how development should specifically respond to these gateways is set out below, and in Part C.

6.4 Landmark Buildings and Structures

The AAP identifies a number of key buildings that will play an important role in the overarching townscape, contributing to the character and distinctiveness of the place and aiding legibility.

The existing Manor House building is an existing local landmark, distinctive by virtue of its bulk and unusual roof form and overall detailing, and its prominent corner position.

Key buildings and structures identified in the AAP are:

- The Manor House (existing);
- Ivy House (converted to retail/commercial) – which will form a key vitality generator for the area and provide a substantial new length of active street frontage;
- The entrance to Finsbury Park (outside AAP area) – where the existing gate structures define the civic importance of the Park;
- South-east corner of the Manor House junction – where a new local landmark building will form a visual marker of the importance of the local centre, and the entry point to the wider new neighbourhood to the east; and
- Community Building, Church Hall site (outside AAP area) – where a stand-alone landmark building on this prominent site will both animate the public space to the west and signal the entry to the Woodberry Down neighbourhood.

6.5 Interface with the Street – How should the buildings and uses meet the street?

There is significant scope for improving the quality of the existing streets and public spaces in the area through the provision of appropriate building forms and uses to define them. The AAP identifies the type of building interface, or urban edge, required for new development to achieve this in Figure 7.

- Primary urban edge – have a direct public function and accessibility (such as shops or cafés), and provide the interface to major streets (Seven Sisters Road / Green Lanes junction area)
- Secondary urban edge – provide a strong and partially open frontage to the street, but may not be publicly accessible (such as office or residential use)
- Green edge – where the interface with green infrastructure should be respected and enhanced.

6.6 Building Heights

The scale of new development is an important consideration in managing the overarching urban structure and character of a place. Building height parameters for new development in the AAP are set out in Figure 8.
The approach to building heights has been informed by an understanding of the existing and emerging context at Manor House, as well as the specific constraints and opportunities afforded by the specific development Opportunity Areas.

### 6.7 Tall buildings

The London Plan defines tall buildings as being over 30 metres high, or being significantly taller than the surrounding fabric. The Hackney Core Strategy in section 8.8 identifies the area around the Manor House junction as being suitable for tall buildings, following the findings of the Hackney Tall Buildings Strategy (2005).

The AAP identifies the south-east corner of the junction, fronting Seven Sisters Road, as a location where a tall building may be appropriate. For a tall building (12-15 storeys) on this site to be acceptable the following considerations would need to be met:

- Delivery of Manor House square as an integral component of the development
- Demonstrate that the eleven criteria set out in the Hackney Tall Buildings Strategy (2005) are adequately met, being:
  1. Design quality
  2. Visual impact
  3. Sustainability and environment
  4. Conservation areas
  5. Transport accessibility
  6. Public infrastructure and facilities
  7. Open space
  8. Access
  9. Land use and density
  10. Response and urban setting
  11. Materials and maintenance

Any proposals for buildings higher than this, by exception, may only be considered appropriate where it is satisfactorily demonstrated that, in addition to satisfying the eleven codes of the Hackney Tall Buildings Strategy, additional height is required by way of robust viability testing, to bring additional significant regeneration benefits as well as achieving excellence in design of an exemplar building that positively enhances the character of Manor House.

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**POLICY MH 05: ENHANCING LOCAL CHARACTER AND DISTINCTIVENESS**

All development proposals should demonstrate how they contribute to delivering the appropriate key principles of the urban structure outlined in Figure 7 as well as conserve and enhance its Heritage Assets. The key assets of the urban structure and Heritage Assets include:

a) Urban Structure – Gateways and Nodes, Landmarks Primary and Secondary urban edges; and building heights; and

b) Heritage Assets – the Grade II registered Finsbury Park, Locally Listed buildings, Landmark buildings and structures (not listed) and listed buildings.
Project: Manor House AAP
Title: Indicative Building Heights Strategy

Key:
- Manor House AAP area
- Finbury Park AIO
- Manor House Square
- 1-2 storeys
- 3-4 storeys
- 5-6 storeys
- Locally listed buildings
- Landmark buildings and structures (not listed)
- Listed buildings Grade I & II
- Potential for 12-15 storey landmark corner building

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7 AAP Principle 3: A High Quality Public Realm

**OBJECTIVE:**
To improve the quality, appearance and function of the public realm through local interventions that contribute to the wider network of open spaces in the area.

7.1 Introduction

As an important Local Centre and transport interchange, it is particularly important to consider the public realm in planning for future development and improvements. There are also large scale elements of public realm and green infrastructure in and around the area that are important in terms of wider movement corridors, such as Finsbury Park and the Stoke Newington Reservoirs, which need to be considered in terms of more strategic public realm connections and experiences.

The AAP sets out an overarching strategy and specific projects for transforming the public realm as a key component of the role and identity of a revitalised local centre. The public realm strategy should be viewed with the guidance relating to buildings and their uses, particularly at ground floor level where the frontage condition of buildings informs the quality and nature of the public realm.

7.2 Public Realm Strategy

The public realm strategy for the AAP is shown in Figure 9, identifying how the improvements to the public realm form an integral component of the overarching urban structure. At the core of the public realm strategy are:

- Manor House Square
- Improving the appearance, identity and pedestrian experience at Manor House Junction;
- Enhancing the role of the Gateways identified; and
- Improving the legibility and experience of key public open spaces and their role in the wider green infrastructure network.

7.3 Key Projects – New Public Spaces

A number of new public spaces are identified in the AAP that will together positively reinforce the image and experience of Manor House as a vibrant and pleasant place to both pass through and spend time. The key new public spaces are as follows.

- Manor House Square – a new large public square that will form the heart of the local centre, with shops and cafes to the south along Seven Sisters Road and the new landmark community centre forming the eastern edge (outside of AAP area). The square will provide a vibrant focal point for the local centre, and a gateway to the Woodberry Down neighbourhood.
- Ivy House – conversion of the building with retail use at ground floor will enable significant pavement widening from the property line to create an area for shops and cafes to spill out onto this new space, and improved waiting area at the bus stops.
• Finsbury Park/Green Lanes Interface (outside AAP area) – where removal of barriers between the park buildings and the street will open up access to new public uses in the Park and provide a more generous and active street environment.
• West Reservoir – a new linear green space connecting the nodal point at Gloucester Drive / Green Lanes / Alexandra Road to the New River path and West Reservoir and beyond, improving legibility and access to the wider green network. The new linear green space is dependent on the UNITE Union building 218 Green Lanes coming forward for redevelopment.

The detailed design of all new public spaces should explore opportunities to encourage biodiversity and incorporate Sustainable Urban Drainage, and have regard to the TfL Interchange Best Practice Guidelines 2009 and TfL Streetscape Guidance 2009.

7.4 Key Projects – Street Improvements

Whilst new development in the AAP area is focused around the Manor House junction, the public realm within other parts of the neighbourhood will also be improved to meet the objectives of the plan. Further detailed design studies for improvement of the following streets and spaces should be progressed.

- Portland Rise – to improve the visual coherence and streetscape experience of the important link between Finsbury Park and Green Lanes.
- Green Lanes, south of Manor House – where the set-back building line on the eastern side (stretching from number 258 Green Lanes to the Castle Climbing Centre) provides a number of important small green spaces, but is currently interspersed by surface car parking areas. The opportunity for a series of linked green spaces should be explored further to create a linear green space parallel to the street.
- Alexandra Grove – where a well used tertiary route connecting Finsbury Park and Green Lanes should be improved for pedestrians
- Woodberry Grove and Woodberry Down – where these key routes connecting to the neighbouring community and its facilities should be linked to create a ‘seamless’ public realm connection to the local centre

POLICY MH 06

IMPROVING THE PUBLIC REALM

New development should contribute to enhancing the quality of the public realm in the AAP area, and delivering the strategy as set out in Figure 9. New development should:

a) Deliver the urban edges set out in the Urban Structure plan (fig 7);
b) Deliver the new and improved public spaces and green infrastructure links identified in the Public Realm Strategy plan;
c) Place primary entrance points to all buildings on the street; and
d) Contribute to securing the definition of key gateways and nodes.
8 AAP Principle 4: Movement and Accessibility – A Connected Place

**OBJECTIVE:**

To improve movement to and through the area for all modes of transport, to promote sustainable and healthy transport choices and achieve better community integration.

8.1 Introduction

New development identified in this AAP is largely within the existing urban block structure of the area. Public transport provision is also excellent, with the AAP area benefiting from the highest level of Public Transport Accessibility Level (PTAL 6a).

8.2 Movement Strategy

The movement strategy provides a focus for all forms of movement within and through the AAP area. Roads have been prioritised by hierarchy and have been classified into primary roads, local roads and minor access roads.

The strategy, shown in Figure 10, allows movement for all modes and users, whilst recognising that the Manor House junction lies on Seven Sisters Road, a major distributor road subject to major traffic flows (with associated road safety issues). In addition, Green Lanes also forms a key link through the local area. The Manor House junction is therefore a key consideration, and the strategy aims to offer improvements whilst maintaining traffic capacity at the intersection.

The strategy is consistent with the Woodberry Down redevelopment and complements the proposed movement strategy set out in the Woodberry Down.

8.3 Pedestrian Improvements

Pedestrians are identified as the top priority in terms of transport mode. This includes public transport users arriving into the AAP area and using the local amenities, or those interchanging with other modes of transport.

The key objectives of the Pedestrian improvements, shown in Figure 11, are to:

- Improve the pedestrian experience and environment within the AAP area, and improving pedestrian safety;
- Provide improved and more direct links between Finsbury Park; Manor House, the Woodberry Down redevelopment, the West Reservoir;
- Provide a new focal and usable public space at the Manor House junction; and
- Consider additional pedestrian crossings to enhance movement around Manor House in the future.
8.4 Cycling

The cycling strategy, shown in Figure 11, aims to improve the existing cycle facilities throughout the AAP area, and to complement the Woodberry Down proposals.

The key objective for cycling movement is to provide safe, improved cycling facilities in the AAP area, including provision of cycle parking.

A new route is also proposed for the Woodberry Down carriageway, linking directly with the proposed Manor House Square.

Developments must take into account any future proposals for Cycle Superhighways or Cycle Hire Scheme in the AAP area, and liaison with Transport for London would need to be undertaken.

8.5 Station Access

Manor House Underground station has entrances located on all corners of the Seven Sisters Road / Green Lanes junction. No step free access is provided. There are options for a new lift delivered in two phases to provide access from street level to the ticket hall (phase 1) and if possible from the ticket hall to the platform (phase 2). Lift access from street level to the ticket hall (Phase 1) must be investigated as part of any development proposals on the south-eastern corner of the junction, with a view to assessing the feasibility of providing access within proposed building lines or directly from the street. This will include consultation with Transport for London who have identified a preferred location for lift access on the south-east corner of the Manor House junction.

The objectives for improving station access are to:

- Investigate the potential for step free access to the ticket hall at Manor House Station; and
- Improve interchange between Manor House station and the surrounding transport network.

Measures to improve the interchange between Underground and London Bus services should be investigated as part of any development proposals.

8.6 Bus Access

The AAP seeks to maintain or improve bus facilities within the AAP area, and will have regard of future levels of service. This should be undertaken in liaison with Transport for London and the bus operators.

The key objective for improving bus access is to maintain or improve bus facilities and services throughout the AAP area and encourage bus usage.

Bus lanes are to be retained, and development must be undertaken with regards to future bus improvements. This includes potential 3G Bus Priority improvements along Green Lanes and route improvements to the existing 279 service.
**Project:** Manor House AAP  
**Title:** Figure 10  
**Vehicular Movement and Transport Strategy**

- Manor House AAP area  
- Finsbury Park AOI  
- London Underground station entrance  
- Proposed new London Underground station entrance  
- Bus stops  
- Road closure  
- Proposed taxi stand  
- Local Roads  
- Access Roads  
- Proposed Access Road  
- Pedestrian Line Corridor  
- Bus Routes  
- Primary Roads (TRP Road, A Road)  
- Manor House Square  
- New green space / park

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Any increase in demand for bus and London Underground services as a result of the AAP would need to be identified in liaison with Transport for London, London Buses and the bus operators.

On-street parking and loading restrictions should be reviewed where appropriate to ensure that bus operations are not unduly affected.

8.7 Servicing and Parking

Street servicing of new development from Seven Sisters Road and Green Lanes will not be acceptable due to the impact on the free movement of bus and private vehicle movements. The guidance for the Opportunity for Change Sites 1 and 2 identify how service access should be provided to new development to achieve off-street servicing.

The creation of Manor House Square envisages, in the long term, the closure of Woodberry Down western connection to Seven Sisters Road, requiring the relocation of the existing taxi stand. It is recognised that the connection of Woodberry Down to Green Lanes will be dependent on progress with the implementation of the wider Woodberry Down redevelopment. The taxi stand will continue to operate at or near its present location and the new Manor House Square should be designed to operate with restricted vehicle passage (including taxis) as an interim measure.

In accordance with Core Strategy Policy 6 ‘Transport and Land Use’ and having regard to the high level of public transport accessibility at Manor House, new development should be car free, with provision only for disabled occupiers and car club location.

### POLICY MH07
**IMPROVING MOVEMENT**

All new major development in the AAP area should contribute towards delivery of the Movement Strategy (Figures 10 & 11) through:

- a) Delivery of the public realm improvements set out in the plan (Figure 9);
- b) Provision of secure cycle parking;
- c) Physical and / or financial contribution to the provision of step-free Underground access;
- d) Provision of off-street servicing within development sites; and
- e) Car free residential development with no on site parking provision other than for disabled occupiers. Provision of car club bays may also be sought.
9 AAP Principle 5: A Sustainable Place

OBJECTIVE:

To ensure that all new development contributes significantly towards achieving more environmentally sustainable development.

9.1 Introduction

Hackney’s Core Strategy sets out policies to make more efficient use of resources, particularly energy, in both new and existing built development. Core Strategy Policies 29 ‘Resource Efficiency and Reducing Carbon Dioxide Emissions’ and 30 ‘Low Carbon Energy, Renewable Technologies and District Heating’ set out how Hackney will require development to address reduction in resource use and incorporate local sources of low-carbon energy generation. These policies, and future guidance to be set out in the Sustainability Supplementary Planning Document, will apply to and guide all development at Manor House.

This section of the AAP is concerned with the specific opportunities to deliver greater environmental sustainability that are presented at Manor House by the location and scale of the development identified in the plan, and setting out policy to secure their delivery.

9.2 Green Infrastructure and Biodiversity

The Manor House AAP area in bounded by Finsbury Park and the Stoke Newington Reservoirs which present an excellent opportunity to provide blue/green corridors that help to provide ecological connectivity whilst supporting walking, cycling and recreation. All new development proposals should maximise opportunities to maintain, enhance and restore biodiversity in Manor House in keeping with Core Strategy policies 27 (Biodiversity) 28 (Water & Waterways) and 31 (Flood Risk).

9.3 Energy Strategy

The energy strategy envisaged for Manor House will require as part of local, regional and national strategies, to be based on lower carbon emissions than that of today. The density and mix of uses proposed in the AAP, coupled with the adjacency to the large scale redevelopment of Woodberry Down, presents a unique opportunity to secure low carbon and renewable energy technologies as part of a wider area approach to energy.

The plan for Woodberry Down is for future “toward zero carbon” individual energy centres in early development phases with infrastructure provided to link to future phases and larger district-serving energy centres. This approach may benefit from the additional development capacity at Manor House, supporting the viability of large scale district energy centres. It should be considered possible that at some point cross-selling of energy will be possible across both areas.

The focus of the approach at Manor House will be a preference to serve new and refurbished buildings, whether they are commercial or residential accommodation, from an energy centre/s at Woodberry Down as part of a phased development to lower carbon emissions. If the infrastructure is put in place to allow interconnecting pipework...
then centres can be sized to allow for future connections. Proposed development adjacent the Woodberry Down development should incorporate such provision.

If the specifications of Woodberry Down are not developed to meet the lower carbon future target requirements then developments in the Manor House AAP area will be required to incorporate low carbon technologies as micro-generation solutions on a site by site development basis. This should be not be seen as the preferable approach to delivering low-carbon energy as it will reduce the effectiveness and viability of the wider district energy network in the long term. Energy systems in such cases should allow for future connection to a district energy network.

The energy strategy for Woodberry Down and Manor House AAP area will continue to be developed in partnership to ensure the maximum opportunities for combined supply are exploited.

9.4 Delivering the Energy Strategy

Energy Assessments for major development proposals will need to demonstrate how they have evaluated connection and contribution to current and future planned district energy systems. Where this is demonstrated to be not reasonably available or viable, micro-generation low carbon technology on a site by site basis will be required. The selection and evaluation of such technologies should follow the policy set out in the London Plan.

**POLICY MH 08**

**IMPROVING THE ENVIRONMENTAL SUSTAINABILITY OF THE LOCAL CENTRE**

All new major development in Manor House should:

a) Demonstrate, through Energy Assessments, how the site specific opportunities for engaging with and supporting the energy strategy for the Woodberry Down development through connection to the Decentralised Energy System have been assessed, and where appropriate, exploited.

b) Where such an assessment demonstrates that connection is not feasible, low-carbon energy generation technology on a site by site basis will be required and selection should follow the approach set out in London Plan Chapter 5 (London’s response to climate change) particularly policies 5.1 to 5.11.

c) Aim to achieve a minimum of BREEAM ‘Outstanding’ ratings or minimum Code for Sustainable Homes level 4.
PART C Development Site Policies

This section of the AAP sets out site-specific guidance relating to the two areas identified as Opportunities for Change. The guidance in this section follows, and should be used in conjunction with the policies contained in Part B of the AAP, and alongside other relevant LDF policies.

10 Opportunity for Change Site 1 – Manor House Junction

10.1 Intention of Development

The Public Realm
The heart of the local centre, focused around Manor House junction will be defined by high quality public realm. New and enhanced retail and leisure uses located in primary edges will enliven the public realm, contributing to the vitality and dynamism of the place. A new public square “Manor House Square” will form a new focal point for the area and a gateway to Woodberry Down.

The North East Corner
The Manor House and Ivy House buildings are important local landmarks, and these buildings should be sought to be retained to host new retail, residential and commercial uses to secure their future and enliven the local centre. To the rear, a courtyard space could provide a new business environment, focusing on flexible business space for small local enterprises. New infill development between the existing buildings will create a rich and distinctive townscape character. New mixed use buildings along Green Lanes will provide residential use and enhanced retail and leisure uses at street level.

The South East Corner
The south east corner of Manor House will become the focal point for retail activity at street level, adding to the vitality of the new Manor House Square. New development, which may come forward in a number of independent phases, will create a seamless visual and physical link to Woodberry Down and bring a range of new housing types and tenures to the heart of Manor House. A new local landmark building on the main junction corner will reflect the presence of the Manor House opposite and mark the importance of the local centre. The opportunity exists to create a semi public courtyard where residents and visitors would benefit from a more tranquil south facing environment.

The South West Corner
New development will repair the fractured south west street corner, and replace the current poor quality environment. A hotel use, consolidating the character of Seven Sisters Road will bring high quality visitor accommodation to the local centre while hotel related leisure and retail uses will add to the activity at street level.
10.2 Site Development Requirements

The Public Realm

1. Streetscape
Enhance the overall streetscape, street furniture, landscaping and lighting, including public art to create (combined with refurbished and new buildings) a positive sense of place and arrival. Address the quality and condition of existing buildings in particular their ground floor frontages which should be active and create a positive relationship with the street. Incorporate measures to improve safety and security.

2. Pedestrian circulation and connections
Facilitate good pedestrian circulation around the junction in particular between bus stops, entrances to the underground and shops. Enhance physical and visual connections to Finsbury Park, Haringey and Woodberry Down.

3. Traffic junction
Consider resurfacing of the junction to signal approaching drivers to lower their speed and pay attention to pedestrians and cyclists accordingly.

4. Public transport
Ensure that public transport facilities (bus stops and access to the underground station) are of a high quality for customers. A new step free access to the underground station could be provided in the south east corner as an integral component of the development of the south east corner.

5. Manor House Square
Create a new public square at the junction of Seven Sisters Road and Woodberry Down that will help to define Manor House as a place and will form a new focal point for the area as well as a gateway to Woodberry Down. Include the new development on the site of the existing church hall in any design considerations as an important landmark and “entrance sign” to Woodberry Down.

It is important that the new square incorporates measures that help to mitigate impacts from road noise and air pollution in respect of it being adjacent to a heavily trafficked road junction. Such measures may include ensuring suitable separation distances of seating areas from the vehicular carriageway, and hard and soft landscaping measures such as tree planting. These and other related measures should be incorporated into the design of the Manor House square as part of any subsequent development proposal to ensure the square achieves a pleasant environment for all users.

The North East Corner

1. Building height and form
Ivy House and the site to the rear should be addressed in a comprehensive manner to achieve a suitable conversion and extension or redevelopment. Development on that part of the site should achieve a sensitive transition between the 4 storey scale of Manor House and the approved 7 storey development at Woodberry Down to the east.
2. **Uses**
A mixed use strategy is proposed with a combination of new development and refurbishment to restore the quality of this key urban corner. Ground floor uses (street side) include retail, cafés, restaurants; upper level uses include commercial and residential.

3. **Frontage**
The retention of the existing façade at Ivy House within any new development should be sought, unless such an approach can be demonstrated to be unviable or to compromise a high-quality appropriate redevelopment for the site. Create active frontage along Green Lanes and Seven Sisters Road. Improve frontages of existing buildings with local importance (Manor House, Ivy House).

4. **Streetscape**
In addition to proposals for the public realm: Increase pedestrian areas between the junction and proposed buildings, and animate them with shop windows, doors and a variety of uses at street level. Restaurant/café/bar uses that spill-out onto the space in front of the Ivy House should be considered.

5. **Public and private open space (courtyards)**
Courtyards to the back of Green Lanes and Seven Sisters Road to function as urban retreats for private or public uses as well as servicing space.

### The South East Corner

1. **Urban form**
New buildings of contemporary high quality architecture should form a clearly defined urban edge and a continuous building line on Green Lanes, Woodberry Down and along new proposed streets east and south.

2. **Building height and form**
New developments to be of similar height as the proposed Woodberry Down buildings to the east and south as well as the buildings of Portland Rise Estate to the west. The south east corner should be considered as the continuation of Woodberry Down with Green Lanes forming the western boundary. Building heights to be generally between 5-6 storeys with the potential for a taller element (12-15 storeys) at the Manor House Junction.

3. **Frontage**
Create active frontage along the proposed Manor House Square and Green Lanes.

4. **Uses**
A mixed use strategy is proposed with a combination of ground floor uses (street side) including retail, cafes, restaurants with commercial and residential use on the upper floors. The aim is to provide an attractive mix of ground floor uses that not only serve commuters and residents but make Manor House a destination in its own right.

5. **Streetscape**
In addition to proposals for the public realm: Animate public spaces with windows, doors and a variety of uses at street level. Restaurant/café/bar uses that spill-out onto new Manor House Square and the semi private courtyard should be considered.
Sketch B: Indicative perspective sketch of the New Manor House Square
Sketch C: Indicative perspective sketch of the new Manor House Square looking west
Sketch D: Indicative perspective sketch of the new Manor House Square looking west
Sketch E: Indicative perspective sketch of Manor House Square looking over inner courtyard
6. Public and private open space (courtyards)
Courtyards to the back of Green Lanes and Seven Sisters Road to function as urban retreats for private and public uses.

7. New Link
A new vehicular and pedestrian link is envisaged from Green Lanes to the east to link up with proposed new streets in Woodberry Down.

The South West Corner

1. Redevelopment
Redevelopment of corner sites to provide a new building form to close the gap in the urban fabric and “turn the corner”.

2. Building height and form
New developments should relate to the existing street scale and character with a slight stepping up in building scale at the corner. Not more than six storeys should ensure a ‘human scale’ and street proportions and avoid negative impact on views from Finsbury Park.

The development needs to complement existing buildings as well as proposed developments in the south east corner and strengthen the character of Manor House Junction.

3. Frontage
Animate the public realm with hotel related retail frontage and a variety of uses at street level.

4. Uses
New development should include hotel related retail, cafe, and restaurant at the ground floor with predominantly hotel use above. Any residential accommodation on the site should be subordinate to the primary hotel use.
11 Opportunity for Change Site 2 – Green Lanes – Reservoir Link

11.1 Intention of Development

New housing-led development will deliver a new open space, providing a clear link from the important nodal point on Green Lanes to the New River Path and the reservoirs, enhancing perception of and access to the reservoirs and their leisure facilities.

11.2 Site development requirements

1. Building form and height
A new residential led development along Green Lanes should relate to the existing street scale of 5-6 storeys. Heights should be arranged across the site to ensure that views across the reservoir are afforded to the maximum number of units.

2. Urban edge
Continue the existing building line and create a well defined urban edge along Green Lanes and along the West Reservoir. Create a well designed landscape strip along the edges.

3. Publicly accessible open space
Create a new publicly accessible open space between the New River and the West Reservoir to the east and Green Lanes to the west. It should form part of a comprehensive green spaces concept along the New River and West Reservoir.

4. Connections
Establish visual and physical way finding connections between Gloucester Drive, Portland Rise and the New River Walk and the West Reservoir.
Part D Implementation
12 Phasing and Implementation

12.1 Introduction

This chapter outlines the AAP can be delivered over the coming 15 years of the plan period and beyond. Achieving the vision and objectives outlined in the plan will be challenging.

The Council will work with a range of stakeholders including the GLA and TfL, the London Borough of Haringey, landowners and others to ensure that the objectives and aspirations in this AAP are implemented successfully. This partnership working will focus on the co-ordination of the policies, resources and decisions of the key stakeholders so that these are in line with the objectives outlined in the AAP.

The implementation strategy for the AAP is broken into three interlinked sections:

Phasing - The AAP identifies two Opportunity Areas, with five large sites that have the potential for redevelopment and improvement, and sets out guidance regarding the nature and amount of development that could occur on these sites.

Delivery issues - Due to the complex nature of the Manor House AAP area there are a number of overarching delivery issues which will need to be resolved for different principles of the plan to be implemented.

Implementation Plan – Finally an Implementation Plan outlines and suggests a co-ordinated approach to a series of projects and tasks that have been identified in addition to the Opportunity Areas, the lead partner for each project, alongside potential funding sources and timeframe.

12.2 Phasing

A broad phasing programme for Manor House is put forward (Figure 14), which has been informed by the key stakeholder partners and considered against the wider objectives of the AAP as a whole, and the ongoing implementation of the Woodberry Down Masterplan. The phasing has also been informed by iterative development feasibility testing of the design proposals. This advice has been given at a strategic and preliminary level in order to identify key Opportunity Areas for redevelopment, likely quantum of accommodation and implications on phasing.

The phasing is indicative and there is likely to be a need for stakeholders to be flexible in their timing aspirations to accommodate and reflect changing economic conditions and the continuing regeneration of this area which could affect timescale and feasibility of individual Opportunity for change sites.

The phasing examines the five key opportunity areas over three time periods:

- Short term 2011 to 2016
- Medium term 2017 to 2021
- Long term 2022 to 2026
Table 1 Accommodation

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Short Term 2011 - 2016</th>
<th>Medium Term 2017 - 2021</th>
<th>Long Term 2022 -2026</th>
<th>Gross Total</th>
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</thead>
<tbody>
<tr>
<td>Residential (Units)</td>
<td>143</td>
<td>131</td>
<td>205</td>
<td>479^</td>
</tr>
<tr>
<td>Retail (m²)</td>
<td>2076</td>
<td>410</td>
<td>1055</td>
<td>3541</td>
</tr>
<tr>
<td>Commercial Use (m²)</td>
<td>1800</td>
<td>350</td>
<td>250</td>
<td>2400</td>
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<tr>
<td>Leisure / Hotel (m²)</td>
<td>0</td>
<td>8580*</td>
<td>0</td>
<td>8580*</td>
</tr>
</tbody>
</table>

Notes –
* The gross amount of leisure/hotel floor space will be reduced to 5880 sq m should the site at 321-327 Green Lanes be redeveloped for a primarily residential development rather than a hotel; and
^ Consequently, should the site at 321-327 Green Lanes be redeveloped for a primarily residential development the total amount of residential units across the AAP area will increase from 479 to 504 units in total.

The phasing has been informed by economic testing and consideration of specific delivery issues. A key objective of the phasing strategy is to encourage some early stage interventions which will continue to build confidence in this area. It is vital however, that these early projects are designed and delivered without compromising principles of the project that will be brought forward at a later stage. Any development, either change of use to residential, other value-generating uses or densification, must provide a wider benefit for the local area, such as by helping to deliver access, public realm, employment, educational, health and other community-related improvements either directly or indirectly.

Table 2 Indicative Phasing

<table>
<thead>
<tr>
<th>PHASING – NORTH EAST CORNER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Short term – 2011 to 2016</td>
</tr>
<tr>
<td>Site address / name</td>
</tr>
<tr>
<td>Ivy House</td>
</tr>
<tr>
<td>320 Green Lanes</td>
</tr>
</tbody>
</table>

| Medium term – 2017 to 2021   |
| Yard Buildings              | Private (multiple ownerships) | Development proposals are currently being considered and tested by the landowners. LBH will work with the owners to bring forward mixed-use development, which relates appropriately to a refurbished Ivy House |
New Infill buildings, between Manor House and Ivy House. Private (multiple ownerships) LBH will work with the land owners to bring forward mixed-use development, including the production of appropriate design guidance to address interface with existing buildings.

**PHASING – SOUTH EAST CORNER**

**Short term – 2011 to 2016**

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site address / name</th>
<th>Ownership</th>
<th>Implementation</th>
</tr>
</thead>
<tbody>
<tr>
<td>SE4</td>
<td>Boys Club and Deaf Centre</td>
<td>Private</td>
<td>LBH will work with the land owners to bring forward residential development, and provide appropriate design guidance to ensure compliance with broader AAP objectives.</td>
</tr>
</tbody>
</table>

**Medium term – 2017 to 2021**

<table>
<thead>
<tr>
<th>SE3</th>
<th>260-268 Green Lanes</th>
<th>Private (multiple)</th>
<th>LBH will work with the land owners to bring forward mixed-use development. LBH will coordinate with Berkley Homes regarding access issues and potential alterations to extant planning permission</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>New local access road</td>
<td>Private</td>
<td>LBH will work with developers, housing, transport and Woodberry Down teams to promote the construction of a road and its adoption.</td>
</tr>
</tbody>
</table>

**Long term – 2022 to 2026**

| SE1 and SE2 | Marlborough Parade and Marlborough House | Private (multiple) | LBH will work with the land owners to bring forward mixed-use development. |
| SE5         | 254 Green Lanes (Nathaniel Court) | Industrial Dwellings Society | LBH will work with the land owners to bring forward a residential development |

**PHASING – SOUTH WEST CORNER**

**Short term – 2011 to 2016**

<table>
<thead>
<tr>
<th>Site address / name</th>
<th>Ownership</th>
<th>Implementation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area in front of advertising hording</td>
<td>Private</td>
<td>LBH to liaise with landowner to explore options to upgrade the land directly in front of existing advertising hoardings in line with overarching public realm strategy, whilst safeguarding its possible use in later phases.</td>
</tr>
</tbody>
</table>

**Medium term – 2017 to 2021**

| Hotel site | Private (multiple) | LBH will work with the land owners to bring forward a hotel or mixed-use development which responds to this corner appropriately. |

**PHASING – RESERVOIR SITE**

**Medium term – 2017 to 2021**
Reservoir Link Private LBH will work with the land owner to bring forward a comprehensive mixed-use development, including a new open space and access to the New River.

12.3 Delivery Issues

In addition to the specific implementation issues outlined above for each site, several general delivery issues have emerged through the AAP process, as described below.

North East Corner

The redevelopment of the North East Corner around Ivy House and Manor House represent a key opportunity to redefine the Manor House area into a more fully integrated mixed-use retail, residential and leisure location capitalising on its location adjacent to the underground. The long term aspirations for the broader North East Corner envisage a new retail quarter surrounding a courtyard, allowing greater permeability both across Ivy House and from Green Lanes. A comprehensive redevelopment will require site assembly of the majority of the properties which are currently in multiple ownership (freehold and leasehold). However, the phasing strategy has been developed to allow managed incremental redevelopment in the early phases, to allow confidence to be generated in the process of and potential for change.

A number of technical issues will need to be resolved through a more detailed site planning and design exercise:

- Careful consideration of access and servicing will be required for the introduction of retail and leisure accommodation.
- The introduction of new residential accommodation on the upper levels will continue to enliven the junction and help to cross-subsidise the other uses. Innovative design solutions will be required to manage the depth of the existing building floor plate.
- Rights of light issues will need to be examined in detail.
- The potential to redevelop above the rail lines will need to be considered in partnership with TfL.

South East Corner

The delivery of the south east corner of Manor House raises many challenging delivery issues. Any redevelopment of the site will need to substantially increase the density to make it cost effective (as demonstrated in the AAP proposals), and due to the fact the site is already currently relatively densely developed a new proposal will need to be carefully designed in terms of massing to make an acceptable and deliverable scheme.

The land is currently in multiple ownership (freehold and leasehold). A phasing strategy that has been developed to allow individual sections to be developed within an overarching framework (Figure 15), although it is recognised that other phasing options may be possible and acceptable. However, site assembly will still be required for the individual lots. Moreover, some degree of coordination will be needed to design and manage shared areas and services, particularly the design and use of the
courtyard, new roads and parking. TfL have expressed there support for the aspiration to develop step-free access at the Manor House Station but stress that no commitment has been made to the project in TfL’s business plan up to 2018, and funding will have to be sought from alternative sources. A detailed site development plan will be required to ensure early projects to not compromise the overall framework.

**Section 106 and Community Infrastructure Levy (CIL)**

Section 106 and/or Community Infrastructure Levy (CIL) - Wider area improvement projects delivered by the Council or using pooled planning contributions (by S106 agreement or CIL). CIL will be a new charge to be introduced on new development to spend on local and sub-regional infrastructure to support the development of the area. This AAP informs the required contributions within the local area set out in the Council’s adopted Planning Contributions SPD (2006) and emerging Infrastructure Delivery Plan and updated Planning Contributions SPD. Priorities for S106 can be summarised, but not limited to:

- Affordable Housing;
- Sustainable Design and Development;
- Transport interchange;
- New quality public realm; and
- Management and Maintenance

**Site Assembly**

Delivery of the Manor House AAP is assumed to be led by the private sector as outlined in this implementation strategy. However, if necessary, the London Borough of Hackney may consider using 3rd party compulsory purchase powers to facilitate the delivery of elements of the AAP for development partners if a strong and legally robust regeneration case and outcome can be identified.

**12.4 Implementation Plan**

In addition to the key Opportunity Areas identified above, the AAP identifies a set of key programmes, projects and tasks that will help to steer the continued delivery of the objectives set out in the AAP. Each task or action is phased in accordance with the overarching Phasing Strategy and are grouped thematically:

- General
- Public Realm, Open Space, Transport
- Energy and Sustainability
- Improving retail and commercial services
- Heritage and Townscape
- Community

A project owner has been identified for each task to lead its delivery. A key role of the Implementation Plan is to identify the funds needed to deliver the identified projects or tasks. The Council will be proactively seeking funding, working with representatives from other key public sector bodies and key stakeholders.

Table 3 (Implementation Plan) outlines the AAP projects and the actual action/project/task, lead responsibility for delivery, likely costs and potential funding sources and
phasing. None of the actions have allocated funding sources, and indicative cost
assessment has been given, as follows:

- Low - e.g. feasibility studies, simple projects, additional research, establishing
  joint work arrangements;
- Medium - e.g. local infrastructure improvements of medium complexity;
- High - e.g. major infrastructure improvements and site assembly of high
  complexity and cost. In all cases phasing, responsibility /delivery and funding
  are all indicative and will need to be worked on in detail.

The Implementation Plan will immediately become an overarching reference point to
all Council departments and partners fulfilling their obligations and duties within the
plan area. It is important therefore that the Implementation Plan is continually updated
to include new initiatives that may emerge that can contribute to delivering the AAP
objectives.

Projects included within the Implementation Plan have a demonstrated role to play in
contributing to the overall deliver of the AAP, and should therefore be considered
favourably as ‘oven ready’ actions that can contribute to shared and agreed objectives
in place shaping.

Table 3 Implementation Plan

<table>
<thead>
<tr>
<th>MANOR HOUSE AAP IMPLEMENTATION PLAN</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project/Action</td>
</tr>
<tr>
<td>General</td>
</tr>
<tr>
<td>Creation of AAP delivery group/structure, including a management and maintenance plan for public realm improvements and monitoring of interface with Woodberry Down.</td>
</tr>
<tr>
<td>Public Realm, Open Space, Transport</td>
</tr>
<tr>
<td>Secure commitment to deliver junction and highways improvement works to Manor House as approved in the Woodberry Down OPA and secured through the S106 agreement</td>
</tr>
<tr>
<td>Scope out localised pavement width adjustments to correct poorly aligned bus stop areas (Green Lanes, west side)</td>
</tr>
<tr>
<td>Detailed design study for Finsbury Park entrance legibility and access improvements</td>
</tr>
<tr>
<td>Scope Public realm improvements for Alexandra Road/Portland Rise/Gloucester Drive public realm improvements</td>
</tr>
<tr>
<td>Prepare Delivery Plan for Manor</td>
</tr>
<tr>
<td>House Square Site</td>
</tr>
<tr>
<td>------------------</td>
</tr>
<tr>
<td>Investigate step free access to ticket hall level of Manor House station</td>
</tr>
<tr>
<td>Scope out project for environmental and public realm improvements to pavements around junction and down Seven Sisters Road and Green Lanes.</td>
</tr>
<tr>
<td>Work with LBH Streetscape and Hackney Homes to integrate Street Tree Strategy with Woodberry Down and surrounding area</td>
</tr>
<tr>
<td>Cycle improvements – potential lanes and integration/extension into park.</td>
</tr>
<tr>
<td>Reservoir Links – feasibility study of introducing greater permeability and potential links to New River.</td>
</tr>
</tbody>
</table>

**Energy and Sustainability**

| Undertake Energy use and Demand Survey to inform future connectivity to Woodberry Down energy centres. | Short | LBH lead. GLA, HH and partners. | TBC | Low |
| Prepare Feasibility/Technical study of creation of decentralised energy corridor along Seven Sisters Road is underway. Manor House to be included. | Short | NSLA | TBC | TBC |

**Improving retail and commercial services**

| Coordination with Woodberry Down team over co-ordination of retail / leisure offer and appropriate differentiation and appropriate marketing. | Short | LBH | LBH | n/a |
| Investigate setting up town centre management initiatives, such as retail trader’s organisation and possible markets. | Short | LBH | LBH | Minimum/ Medium |

**Heritage and townscape**

| Work with Hackney Homes to develop ‘landmark community and cultural building’ adjacent to AAP site, on the St Olave’s site. | Medium | LBH | LBH / Woodberry Down s.106. / LDA | High |

**Community**

| Engagement with Community Warden Panel and Metropolitan police Safer neighbourhood teams (Brownwood and New river) to assist in crime reduction and improving the perception of safety. | Short | LBH / Metropolitan Police | LBH / Metropolitan Police | Low |
| Training - establish training | Medium | LBH | LBH / s.106. | Low |
opportunities in the restaurant/hotel sector for the local community.

Training - establish training opportunities in the restaurant/hotel sector for the local community.

| Medium | LBH | LBH / s.106. | Low |

NB The implementation plan indicates potential funding sources for projects but does not imply any commitment to fund individual projects within LBH or partners budgets.

12.5 Monitoring

The delivery of policies set out in the Manor House AAP will be monitored against the indicators for relevant policies contained within the Hackney Core Strategy (2010). The policies will be reported as part of the Council’s LDF Authority Monitoring Report.
Appendix A

Hackney’s Sustainable Community Strategy and AAP Objectives

This Appendix sets out which of the AAP Objectives can assist in delivering the priorities of Hackney’s Sustainability Community Strategy.

<table>
<thead>
<tr>
<th>LBH Community Strategy Objectives</th>
<th>Relevant Manor House AAP Objectives</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reducing poverty by supporting residents into sustainable employment, and promoting employment opportunities</td>
<td>To secure new housing, employment and commercial development to meet local needs and aspirations</td>
</tr>
<tr>
<td></td>
<td>To enhance and intensify the function of Manor House as a vibrant and mixed use Local Centre that is attractive and accessible to, and meets the needs of the local community</td>
</tr>
<tr>
<td>Helping residents to become better qualified and raising educational aspirations</td>
<td>To improve movement to and through the area for all modes of transport, to promote sustainable and healthy transport choices and achieve better community integration</td>
</tr>
<tr>
<td>Promoting health and wellbeing for all, supporting independent living and reducing health inequalities</td>
<td>To improve movement to and through the area for all modes of transport, to promote sustainable and healthy transport choices and achieve better community integration</td>
</tr>
<tr>
<td></td>
<td>To improve the quality, appearance and function of the public realm through local interventions that contribute to the wider network of open spaces in the area</td>
</tr>
<tr>
<td>Making the borough safer, and helping people to feel safe in Hackney</td>
<td>To improve the role of Manor House as a gateway to both the Woodberry Down regeneration area and other adjacent neighbourhoods, and as a key access point to Finsbury Park</td>
</tr>
<tr>
<td></td>
<td>To enhance local character and distinctiveness through identification of the form of future development appropriate to the area</td>
</tr>
<tr>
<td></td>
<td>To improve the quality, appearance and function of the public realm through local interventions that contribute to the wider network of open spaces in the area</td>
</tr>
<tr>
<td>Promoting mixed communities in well-designed neighbourhoods, where people can access high quality, affordable housing</td>
<td>To secure new housing, employment and commercial development to meet local needs and aspirations</td>
</tr>
<tr>
<td></td>
<td>To improve the role of Manor House as a gateway to both the Woodberry Down regeneration area and other adjacent neighbourhoods, and as a key access point to Finsbury Park</td>
</tr>
<tr>
<td></td>
<td>To enhance and intensify the function of Manor House as a vibrant and mixed use Local Centre that is attractive and accessible to, and meets the needs of the local community</td>
</tr>
<tr>
<td></td>
<td>To enhance local character and distinctiveness through identification of the form of future development appropriate to the area</td>
</tr>
<tr>
<td></td>
<td>To improve the quality, appearance and function of the public realm through local interventions that contribute to the wider network of open spaces in the area</td>
</tr>
<tr>
<td>A sustainable community, where all citizens take pride in, and take care of Hackney and its environment, for future generations</td>
<td>To enhance and intensify the function of Manor House as a vibrant and mixed use Local Centre that is attractive and accessible to, and meets the needs of the local community</td>
</tr>
<tr>
<td></td>
<td>To ensure that all new development contributes significantly towards achieving more sustainable development</td>
</tr>
<tr>
<td></td>
<td>To enhance local character and distinctiveness through identification of the form of future development appropriate to the area</td>
</tr>
</tbody>
</table>
Appendix B

Finsbury Park

Note: This guidance prepared for Finsbury Park remains outside of the AAP area and was developed during the plan making process to identify potential improvements to the park interface that may be taken forward through Haringey’s planning process.

Intention of Development

A new active edge will enable greater interaction between Manor House and Finsbury Park, encouraging use of the Park and its facilities. The Park will be perceived as the fourth corner at the heart of Manor House, and its green and historic character will be respected and celebrated by new development in the area.

Site development requirements - summary:

1. General
   Improvement of the Park edge along Green Lanes and inside Finsbury Park. Create more activity at the entrance to the Park and make it more visible and accessible.

2. Building height and form
   Refurbished and new developments to be of no more than one storey height in order to keep impact on the designated heritage asset to a minimum. The proposed buildings are envisaged to be of a pavilion like nature. It is not envisaged that there be a significant increase in the footprint of development within the MOL.

3. Frontage
   Create active frontage along Green Lanes. Refurbish frontages of existing access to underground station to enhance its heritage value. Provide access to a new cafe/community facility from Green Lanes as well as from within The Park.

4. Streetscape
   Provide outdoor cafe seating facilities within the Park next to the entrance gates to create some vibrancy that will attract people, draw them into the Park and make them use it more often. Allow pavement areas along the junction to be widened where possible.

5. Uses
   A multi-purpose building is envisaged, with specialist retail, café / bar / food and re-provision of the existing greenhouse to provide community / education function in association with the Park.
Appendix C

Reference to Evidence Base and Background Documents

- Manor House AAP Design Options Report (May 2010)
- Manor House AAP Sustainability Appraisal and Strategic Environmental Assessment (August 2010)
- Manor House AAP – Equalities Impact Assessment (July 2011)
- GLA - London Plan 2011,
- GLA - London Plan (Consolidated with alterations since 2004)(February 2008)
- GLA - London Housing Design Guide 2010
- GLA – Housing Supplementary Planning Guidance
- GLA – Hotel Demand Study (June 2006)
- London Assembly – Cornered Shops – London’s Small Shops and the Planning System (July 2010)
- LB Hackney – Revise Local Development Strategy (Dec 2009)
- LB Hackney – Core Strategy Proposed Submission Document & Proposals Map (& Schedule of Changes) (June 2009)
- LB Hackney – Core Strategy Sustainability Appraisal (February 2010)
- LB Hackney – Core Strategy (Adopted November 2010)

- LB Hackney – Affordable Housing SPD (July 2005)
- LB Hackney – Planning Contributions SPD (Nov 2006)
- LB Hackney - Tall Buildings Strategy and Background Reports(Feb 2005)
- LB Hackney – Annual (now Authority) Monitoring Report (Dec 2009)
- LB Hackney – New River Ward Profile
- LB Hackney – Brownswood Ward Profile

- Woodberry Down Outline Planning Application (September 2008)
- Woodberry Down – detailed applications – Kick start 1 and 2

- NLSA – Seven Sisters Road Joining up Growth (2009)
- TfL, Interchange Plan – Improving Interchange in London (August 2002)
- TfL, Heritage Report on Seven Sisters Road (November 2006)
- TfL Interchange Best Practice Guidelines 2009
- TfL Streetscape Guidance 2009.

- LB Hackney – Hackney Retail and Leisure Study (2005)
- LB Hackney – Retail Health Check (2010)
- LB Hackney – Manor House and Woodberry Grove Commercial Areas Capacity Study (DTZ – May 2005)
- LB Hackney – Hackney Infrastructure Assessment (Nov 2009)
- LB Hackney – Hackney Employment Growth Options Study (March 2006)
• LB Hackney – Hackney Night Time Economy Report (Feb 2005)
• LB Hackney – Urban Capacity Study (Aug 2005)
• LB Hackney – Housing Needs Survey (2009)
• LB Hackney / Hackney Homes – Plan of land in council ownership in study area

• LB Haringey – Core Strategy Proposed Submission (May 2010)
• LB Haringey - Retail and Town Centres Study (July 2008)
• LB Haringey – Finsbury Park Management Plan (2010)

• LB Islington – Core Strategy Proposed Submission (Oct 2009)
• LB Islington – Finsbury Park AAP (Oct 2007)
• LB Islington – Nag’s Head Town Centre Strategy (May 2007)
• LB Islington – Retail Study Update (2008)
Appendix D

Schedule of accommodation

NB: the accommodation schedule is intended to be an ‘evolving’ document and will be used as, and reviewed through, part of the Authority Monitoring Report to monitor the provision of new floorspace as individual applications come forward. It is important to note that as development applications come forward for opportunity sites, they are expected to meet the relevant AAP spatial strategy and development policies. The main purpose of the Schedule is to give an indication to the Council on potential growth and development levels within the AAP area to assist with further forward planning, rather than defining acceptable proposals for sites.
<table>
<thead>
<tr>
<th>Manor House North-East Corner</th>
<th>Residential Use</th>
<th>Commercial Use</th>
<th>Leisure Use</th>
<th>Hostel</th>
<th>Other Use</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site area (sqm)</td>
<td>Estimated floor area (sqm)</td>
<td>Height (m)</td>
<td>Use (Ground Floor)</td>
<td>Use (Upper Floors)</td>
<td>Number of stories</td>
<td>Estimated floor area (sqm)</td>
</tr>
<tr>
<td>EXISTING</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ye House</td>
<td>1500</td>
<td>2000</td>
<td>2</td>
<td>Hostel</td>
<td>Hostel</td>
<td>1500</td>
</tr>
<tr>
<td>Ye House &amp; Manor House</td>
<td>1500</td>
<td>2000</td>
<td>2</td>
<td>Hostel</td>
<td>Hostel</td>
<td>1500</td>
</tr>
<tr>
<td>Manor House</td>
<td>500</td>
<td>500</td>
<td>3</td>
<td>Retail</td>
<td>Residential</td>
<td>500</td>
</tr>
<tr>
<td>186 Green Lanes</td>
<td>800</td>
<td>800</td>
<td>5</td>
<td>Commercial</td>
<td></td>
<td>800</td>
</tr>
<tr>
<td>126-128 Green Lanes</td>
<td>800</td>
<td>800</td>
<td>5</td>
<td>Commercial</td>
<td></td>
<td>800</td>
</tr>
<tr>
<td>224 Green Lanes</td>
<td>120</td>
<td>120</td>
<td>4</td>
<td>Hostel</td>
<td></td>
<td>120</td>
</tr>
<tr>
<td>Total</td>
<td>5,338</td>
<td>6,480</td>
<td>1.89</td>
<td></td>
<td></td>
<td>6,480</td>
</tr>
<tr>
<td>PROPOSED CHANGE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>New building in Ye House</td>
<td>1500</td>
<td>5,060</td>
<td>4.5</td>
<td>Retail/Restaurant</td>
<td>Office use/Residential</td>
<td>4.5</td>
</tr>
<tr>
<td>New building in Ye House &amp; Manor House</td>
<td>1500</td>
<td>5,060</td>
<td>4.5</td>
<td>Retail/Restaurant</td>
<td>Office use/Residential</td>
<td>4.5</td>
</tr>
<tr>
<td>New building in Manor House</td>
<td>1500</td>
<td>1000</td>
<td>4</td>
<td>Retail</td>
<td>Office use</td>
<td>1000</td>
</tr>
<tr>
<td>New building in Ye House</td>
<td>1500</td>
<td>1000</td>
<td>4</td>
<td>Retail</td>
<td>Office use</td>
<td>1000</td>
</tr>
<tr>
<td>New building in Manor House</td>
<td>1500</td>
<td>1000</td>
<td>4</td>
<td>Retail</td>
<td>Office use</td>
<td>1000</td>
</tr>
<tr>
<td>New building in Ye House</td>
<td>1500</td>
<td>1000</td>
<td>4</td>
<td>Retail</td>
<td>Office use</td>
<td>1000</td>
</tr>
<tr>
<td>New building in Manor House</td>
<td>1500</td>
<td>1000</td>
<td>4</td>
<td>Retail</td>
<td>Office use</td>
<td>1000</td>
</tr>
<tr>
<td>New building in Ye House</td>
<td>1500</td>
<td>1000</td>
<td>4</td>
<td>Retail</td>
<td>Office use</td>
<td>1000</td>
</tr>
<tr>
<td>New building in Manor House</td>
<td>1500</td>
<td>1000</td>
<td>4</td>
<td>Retail</td>
<td>Office use</td>
<td>1000</td>
</tr>
<tr>
<td>New building in Ye House</td>
<td>1500</td>
<td>1000</td>
<td>4</td>
<td>Retail</td>
<td>Office use</td>
<td>1000</td>
</tr>
<tr>
<td>New building in Manor House</td>
<td>1500</td>
<td>1000</td>
<td>4</td>
<td>Retail</td>
<td>Office use</td>
<td>1000</td>
</tr>
<tr>
<td>Total</td>
<td>16,549</td>
<td>16,877</td>
<td>1.72</td>
<td></td>
<td></td>
<td>16,877</td>
</tr>
<tr>
<td>Unchanged</td>
<td>Manor House</td>
<td>1500</td>
<td>3</td>
<td>Retail</td>
<td>Residential</td>
<td>1500</td>
</tr>
<tr>
<td>NEW TOTAL AFTER CHANGES</td>
<td>16,849</td>
<td>17,175</td>
<td>1.80</td>
<td></td>
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<td>17,175</td>
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<td>CHANGE</td>
<td>3,480</td>
<td>3,480</td>
<td>0.17</td>
<td></td>
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<td>3,480</td>
</tr>
<tr>
<td>Manor House South-East Corner</td>
<td>Residential Use</td>
<td>Commercial Use</td>
<td>Leisure Use</td>
<td>Hostel</td>
<td>Other Use</td>
<td>Total</td>
</tr>
<tr>
<td>EXISTING</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Malborough House</td>
<td>650</td>
<td>2,000</td>
<td>4</td>
<td>Retail</td>
<td>Residential</td>
<td>2,000</td>
</tr>
<tr>
<td># Woodburns Down</td>
<td>600</td>
<td>600</td>
<td>2</td>
<td>Residential</td>
<td></td>
<td>600</td>
</tr>
<tr>
<td># Woodburns Down</td>
<td>600</td>
<td>600</td>
<td>2</td>
<td>Residential</td>
<td></td>
<td>600</td>
</tr>
<tr>
<td>206 Green Lanes</td>
<td>800</td>
<td>200</td>
<td>2</td>
<td>Residential</td>
<td></td>
<td>200</td>
</tr>
<tr>
<td>206 Green Lanes</td>
<td>800</td>
<td>200</td>
<td>2</td>
<td>Residential</td>
<td></td>
<td>200</td>
</tr>
<tr>
<td>206 Green Lanes</td>
<td>800</td>
<td>200</td>
<td>2</td>
<td>Residential</td>
<td></td>
<td>200</td>
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<tr>
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<td>206 Green Lanes</td>
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<td>240</td>
<td>5,260</td>
<td>6</td>
<td>Retail</td>
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<td>New building SE1 - Down</td>
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<td>Retail</td>
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### Appendix E

**Saved UDP policies superseded within AAP area**

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<thead>
<tr>
<th>Policy Number and Name</th>
<th>Replaced by AAP</th>
<th>AAP Replacement Policy</th>
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<tbody>
<tr>
<td><strong>Environmental Quality</strong></td>
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<tr>
<td>EQ13 Demolition in Conservation Areas</td>
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<td>No to all</td>
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<tr>
<td>EQ14 Alterations &amp; Extensions of Buildings in Conservation Area</td>
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<tr>
<td>EQ15 Designation of New Conservation Areas</td>
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<td>EQ17 Alterations to Listed Buildings</td>
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<td>EQ19 Changes of Use of Listed Buildings</td>
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<tr>
<td>EQ21 Metropolitan Open Land</td>
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<tr>
<td>EQ28 London Squares</td>
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<td>EQ30 Areas of Special Landscape Character</td>
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<tr>
<td>EQ31 Trees</td>
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<tr>
<td>EQ32 Shop Front and Shop Signs</td>
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<tr>
<td>EQ33 External Advertisements</td>
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</tr>
<tr>
<td>EQ34 Projecting Advertisements</td>
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<tr>
<td>EQ35 Illuminated Advertisements</td>
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<tr>
<td>EQ36 Advertisements in Relation to Conservation Areas and Listed Buildings</td>
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</tr>
<tr>
<td>EQ37 Advertisement Hoardings</td>
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<tr>
<td>EQ40 Noise Control</td>
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<tr>
<td>EQ41 Development Close to Existing Sources of Noise</td>
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<tr>
<td>EQ42 Air Pollution</td>
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<tr>
<td>EQ43 Development of Contaminated Land</td>
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<td>EQ44 Water Pollution</td>
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<td><strong>Housing</strong></td>
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<tr>
<td>HO12 Conversions</td>
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<td>No to all</td>
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<tr>
<td>HO15 Residential Hostels</td>
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<tr>
<td><strong>Employment</strong></td>
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<tr>
<td>E8 Employment Uses and Nuisance</td>
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<tr>
<td>E9 Special Industries</td>
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<td>E10 Car Repairs</td>
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<tr>
<td>E11 Car Breakers and Open Site Uses</td>
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<tr>
<td>E14 Access and Facilities for People with Disabilities</td>
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<tr>
<td>E16 Provision of Workplace Nurseries and Crèches</td>
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<td>E17 Retention of Off-street Service Facilities</td>
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<tr>
<td>E18 Planning Standards</td>
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<tr>
<td><strong>Retailing and Town Centres</strong></td>
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<tr>
<td>R3 Development within Shopping Frontages</td>
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<td>R4 Local Shops</td>
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<td>Yes</td>
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<tr>
<td>R6 Core Shopping Areas</td>
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<tr>
<td>R7 Changes of Use in Shopping Centres</td>
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<td>R9 Redundant Shops Outside Shopping Centres</td>
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<tr>
<td>R10 Cafes, Restaurants, Wine Bars and ‘Take-Away’ Hot Food Shops</td>
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<td>R11 Mini Cab and Driving School Offices</td>
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<tr>
<td>R12 Amusement Arcades, Amusement Centres, Video Game Centres and Pool Halls</td>
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<td>R13 Shopfronts and Shop Sign</td>
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<tr>
<td>R14 Access to Upper Floors</td>
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</table>

|  | MH02, MH05 & MH06 |
## Appendix F

### Superseded UDP Designations

<table>
<thead>
<tr>
<th>Designation Number on 1995 UDP Proposals map</th>
<th>Address</th>
<th>UDP Designation</th>
<th>Change to Proposals Map</th>
<th>AAP Replacement Policy/Proposal</th>
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</thead>
<tbody>
<tr>
<td>350 (where within the MH AAP boundary i.e. corner of Seven Sister Road and Green Lanes)</td>
<td>314-340, 348-356 &amp; 370-424 Seven Sisters Road and petrol filling station at junction of Seven Sisters Road and Wilberforce Road</td>
<td>Area where the Council will permit hotel use or development</td>
<td>Within the AAP area replace with Policy MH02 d) and Figure 12</td>
<td>Policy MH02 d) and Figure 12</td>
</tr>
</tbody>
</table>