Towards a Stamford Hill Plan

December 2016
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1. **Introduction and Context**

1.1 **What is the Stamford Hill Plan?**

1.1.1 The Stamford Hill Plan is an Area Action Plan - a high level planning document which will provide a comprehensive planning framework for Stamford Hill for the next 15 years. The plan is to manage existing pressures and shape future growth in a sustainable manner.

1.1.2 The Plan evolved from discussions relating to Neighbourhood Planning which took place in Stamford Hill during 2013 and 2014. Two local groups with different agendas applied for Neighbourhood Forums in Stamford Hill. Both groups had local support but different approaches in relation to planning. Working with both sides, the Council developed an alternative approach. Meetings were held with both groups which resulted in agreement to develop a fully inclusive Area Action Plan for Stamford Hill.

1.1.3 The Plan will create a framework for growth which safeguards the area’s unique character and be used to guide future development in the area. The Plan will ensure that development delivers real benefits to the community, particularly in terms of maximising the supply of large family homes, improving public space and public realm, providing new schools and community facilities and improving local shopping at Stamford Hill. In producing the Stamford Hill Plan the Council has involved the community in a positive way to build a new vision for the future of Stamford Hill.

1.2 **Stages of the Plan**

1.2.1 We are presently at the stage of identifying key issues from our work so far on the Stamford Hill Plan. This will then lead to us formulating policies and moving to consult on a draft of the final version of the plan.

![Figure 1 – Stages to the creation of the Stamford Hill Plan](image-url)
1.3 Planning Policy Context

1.3.1 The Stamford Hill Plan is not being developed in isolation, and will work with Hackney’s existing local plans in the Core Strategy, Development Management and Sites Allocation Local Plans, and the emerging Local Plan 2033 (see figure 2, right). Once examined and adopted it will form part of the Council’s Local Plan and it policies and strategies will direct and shape new development and change in the area.

1.3.2 The Plan also interlocks with the wider Upper Lea Valley Opportunity Area, which seeks to increase the number of Homes, Jobs and improve the quality of the environment within its area, and will help to guide the development of the policies in Stamford Hill.

1.4 Other Policies & Strategies

1.4.1 The Plan will also reflect the broader corporate aims of the Council, including the Corporate Strategy 2015/2018; Transport Strategy 2015; the Sustainable Community Strategy 2008-2018 (currently under review); Air Quality Action Plan 2016 and Health and Wellbeing Strategy 2015-18.

Figure 2 – The relationship of the Stamford Hill Plan with other plans and policies in Hackney.
1.5 Consultation and Engagement

1.5.1 To build support across the whole community, a cross party project Steering group involving local Ward Councillors from all three political parties was set up to steer the delivery of the plan. The Council also set up a Community Panel which has included Councillors and local people who live or work in Stamford Hill.

Cross Party Member Steering Group

A Cross Party Steering Group was established at the end of 2014 to manage the production of the Plan. Membership includes officers, and Councillors from the following wards; Stamford Hill West, Springfield, Woodberry Down and Cazenove. The Steering Group is responsible for making all major decisions in respect of the consultation process as well as ensuring overall quality of output in accordance with relevant Council standards. The Cross Party Steering group is chaired by the Cabinet Member for Planning, business and investment. The group have agreed a draft boundary for the Plan and a programme of local community engagement which seeks to widen local involvement in the formulation of the Plan.

Community Panel

The Council also set up a Community Panel in 2015 which meets at least 3 times a year. The Community Panel is chaired by an independent facilitator and has played a major role in the organisation of a programme of community engagement for the Stamford hill plan. The main purpose of the Community Panel is to ensure that a range of local views are taken into account in the policies developed in the Plan. The group includes representatives of both of the Stamford hill neighbourhood forum applicants, key community groups, faith groups and ward Councillors. The group aims to reflect the demographic, faith and ethnic profile of the community in Stamford Hill.
1.6 Community Engagement Programme

1.6.1 Community engagement has been ongoing over the development of the plan. The two main elements to the Community Engagement programmes so far have been street consultation and community workshops. More recently, further consultation has been undertaken with local schools.

1. Street Consultations

1.6.2 500 interviews with local people were carried out in the Stamford Hill area. The findings of the street consultations are summarised in the Stamford Hill evidence base.

2. Community workshops

1.6.3 A programme of workshops was developed based on the issues raised in the neighbourhood planning consultations and the outcome of the street consultations. In 2015 the Community Panel agreed a programme of community workshops on the key planning issues. The workshops took place in a variety of community venues in Stamford Hill and were attended by between 10 and 100 people.

Programme of Community workshops

1.6.4 Nine community workshops were held in Stamford Hill over a nine month period between summer 2015 and spring 2016. The final list of topic subjects for the workshops was decided in consultation with the Community Panel. The aim of the workshops was to explore the issues raised by the street consultations in greater detail. Housing was identified as a key priority across the community and two workshops were therefore held to explore this issue. The nine workshops topics were as follows:

- Health and wellbeing
- Open spaces, children’s play
- Streets and public realm
- Local Economy
- Social, leisure and religious infrastructure
- Community development
- Housing (2 workshops held)
- Transport
1.6.5 Two Community drop in sessions were held during the first week of November 2016, Over 400 questionnaires on the key issues were completed at these sessions and further sessions are being arranged with young people in the area. A report on this ongoing consultation work will be included in the evidence base for the draft plan.

1.7 **What is this consultation about?**

1.7.1 This document summarises the issues arising from consultation undertaken so far and the findings of the evidence base, Based on these issue, we developed a vision for the area in 2033 with 13 draft objectives, and suggested policy options. The objectives and policy options are arranged around the key themes and are informed by the identification of 14 character areas.

1.7.2 The purpose of this consultation is to get your views on the draft vision and objectives and potential policy options for the consultation and this is part of the process for developing the plan and your comments will help to inform the final draft which will be subject examination by the Government. Further information about what happens next is set out in section 1 of this document.
2. Characteristics of the area and key issues

2.1 Location and historical development

2.1.1 Stamford Hill is located at the northern edge of Hackney at the border with Haringey. The area has approximately 60,000 inhabitants and is made up of four Hackney wards. The centre of the Stamford Hill Broadway is located at the summit of a shallow hill, dominated by mature plane trees. To the east lies Springfield Park and the Lea Valley and to the west the Woodberry Downs wetlands and Woodberry down estate.

![Stamford Hill in context](image)

2.1.2 The hub of the local community is centred on Stamford Hill Broadway which lies on the old Roman road of Ermine Street. Development of the area began around 1800, and many prosperous dwellings were built around Stamford Hill over the next 100 years. In the post war period many large Estates were built by Charitable Trusts and the London County Council.
3. **Character Areas**

3.1.1 Stamford Hill contains distinct character areas, with a network of residential areas divided by the main thoroughfares, open spaces and local centres. These distinct areas are essential to the fabric of Stamford Hill, and are the key to conserving and enhancing the area.

![Map of Character Areas of Stamford Hill]

- **Civic Hubs**
  - CA1 – Broadway Town Centre
  - CA2 – Cazenove Town Centre
  - CA3 – Oldhill Street Local Centre
  - CA4 – Dunsmure Road Local Centre
  - CA15 – Upper Clapton Local Centre

- **Key Corridors**
  - CA5 – Stamford Hill Broadway
  - CA6 – Clapton Common
  - CA7 – Amhurst Park

- **Neighbourhoods**
  - CA8 – Springfield
  - CA9 – Cazenove
  - CA10 – New River
  - CA11 – Lordship
  - CA12 – Amhurst North
  - CA13 – Leadale Road
  - CA16 – Upper Clapton

- **Open Space**
  - CA14 – Springfield Park & Allen Gardens

*Figure 4 – Character Areas of Stamford Hill*
Broadway Town Centre (CA1)
- Largest town centre in Stamford Hill.
- Well connected by public transport, but dominated by vehicular traffic.
- Contains a mix of buildings from the 19th and 20th Centuries – a key element of which is the Victorian terrace at 150-229 (pictured right).
- 2-7 storeys, with the general grain being large plots with interspersed modern architecture.

Cazenove (CA2)
- The southern gateway to Stamford Hill.
- Typical buildings no more than 2-3 storeys in height, predominantly Victorian terrace or 20th century infill.
- The centre’s north west area, is dominated by the 10 Storey Apartment block Hugh Gaitskill, and 7 storey Ockway houses, both of which are in modernist style, and the Morrison’s supermarket.

Upper Clapton (CA15)
- Bustling area of shops and community facilities which sits on the southern boundary of Stamford Hill, between Cazenove and Upper Clapton Neighbourhoods.
- The architecture of the parade is predominantly made up of several Victorian shopping parades (see right) Creating an attractive environment which is complemented by other, buildings such as Clapton Library.

Oldhill Street Local Centre (CA3)
- The street has a mixture of buildings, largely 2-3 storeys.
- Overall the architecture is varied, with several buildings of notable historic value (the area forms the north end of the Northwold - Cazenove conservation area) including St Thomas’ Church.
- Many buildings share a style with the surrounding Cazenove neighbourhood.
Dunsmure Road Local Centre (CA4)
- Compact but busy retail parade
- Unified architecture made up of two Victorian terraces with two continuous runs of shops.

Stamford Hill (CA5)
- Buildings are between 5-6 storeys set back from the A10, giving the corridor a very open feeling. The Architecture is split between two very different styles and urban grains; to the south, post-war estate blocks, set back with little relation to the road, and to the north, older mansion-type buildings which maintain a consistency of roof line and style (see right).
- Buildings are in a range of mixed or community uses.

Clapton Common (CA6)
- Attractive corridor which is marked out by the linear park of the same name, to the north east side of Stamford Hill.
- Many buildings of very high quality dating from the late Victorian and Georgian era, such as Clapton Terrace (see right), set back from the A107. Otherwise the mix is highly eclectic with the north west side of the common being 7-8 storey inter or post war estates, while the east side folds away into 2-3 storey suburban houses.

Amhurst Park (CA7)
- East west route travelling along the north western boundary of Stamford hill.
- Buildings in primarily residential or community uses set back from the road in a range of styles (see right).
Springfield Neighbourhood (CA8)
- 43 blocks of low rise terraces from the Victorian/Georgian and Interwar periods, predominantly 2-3 storeys, with some pockets of taller 3-4 storey Victorian and interwar apartments.
- Many properties have been remodelled and extended, especially to the rear.
- Dense grid is interspersed with various community uses, such as the New Synagogue (see right) and notably the former tram depot, now in use as a bus garage.

Cazenove Neighbourhood (CA9)
- Largest of Stamford Hill’s neighbourhoods, and is made up of highly consistent Victorian terraces, much of which is within the Northwold Cazenove Conservation Area.
- Area is predominantly 2-3 storey, occasionally broken up by 3-5 storey apartment blocks in a range of styles, such as Hadley Court (see right).

New River Neighbourhood (CA10)
- Well preserved grid of Victorian streets and shares similar level of quality and consistency of streetscape with Cazenove neighbourhood.
- Area is predominantly late-Victorian 2-3 storey terraces in a range of styles; many include basements, front gardens and generous back gardens (see right).

Lordship Neighbourhood (CA11)
- Sits against the reservoirs at Woodberry down, arranged around a traditional grid of Victorian terraced streets.
- Area is predominantly 2 storey, with a mixture of terrace and semi-detached properties, and some 3 storeys properties on Manor and Bethune roads, with a generally consistent, dense streetscape.
Amhurst North Neighbourhood (CA12)
- More mixed neighbourhood to the south of Stamford Hill Broadway
- Area is made up of late Victorian/Edwardian and interwar terraced housing to the south of the area, with the northern area being made up of a mix of 3 bed new build housing developments, and larger 4-5 storey developments along the High road.

Upper Clapton Neighbourhood (CA16)
- To the south of Clapton Local Centre, the south-east of Stamford Hill.
- Area contains a mixture of terraced and semi-detached housing, generally 2-3 storeys, mixed in (as is typical with many neighbourhood's) with more dense post war housing which is generally of 5 storeys.

Open Spaces (CA14)
- One main park; Springfield, to the North West, and the smaller Allen Gardens which runs along the railway to the west.
3.2 Stamford Hill's Population

3.2.1 The Plan needs to ensure that growth takes place in a way that strikes an appropriate balance between residential, cultural and commercial uses and addresses the impact of growth on residential amenity. Robust forecasting of community need is an essential component of the plan making process and concerns have been expressed in relation to a possible underestimation of the growth rates in Stamford Hill in the past. In order to plan properly for the future of Stamford Hill and its community, the Council needed to be satisfied that any future forecasting of community need is robust and can be relied upon to generate an adequate picture of population growth for all sections of the Community in the study area.

3.2.2 The area has a rich heritage and is characterised by its diverse community. People of a wide range of backgrounds and faiths live in the four wards that make up the AAP study area. 64% of the population in the study area is white and 22% black and Asian. The largest religious group in the area are the Jewish Community and there are also significant Christian and Muslim communities.

3.2.3 Stamford Hill is home to one of the UK’s largest ultra-orthodox Jewish communities, the Charedi Community. The community has a high birth rate and consequently tends to have large families and is growing at a much higher growth rate than the rest of Hackney. For religious reasons members of the community desire to live within walking distance of their place of worship, shops and local services such as schools. The combination of a high birth rate and a desire to remain in a relatively tightly defined geographic area inevitably leads to pressure for development, particularly with regard to social infrastructure and large family sized housing. The Community has a highly distinctive age structure which is significantly skewed towards young children and adults and as a consequence, households tend to be very large.

3.2.4 Interlink, on behalf of the Jewish community in Stamford Hill brought to the attention of the Council the possibility of there being significant undercounting in the initial set of forecasts produced for the evidence base study. Interlink were concerned that as the forecasts were based on a combination of the Census and GLA projections. This could give rise to undercounting the provision of housing and other key infrastructure needs as both sources appear to undercount the size of Charedi households in the study area.

3.3 Charedi Community Survey

3.3.1 In order to interrogate the data further, the Council working jointly with Interlink decided to conduct a Charedi Community Survey which would aim to test the robustness of the projected growth rates for the Charedi Community. The Survey was
completed by 1356 households, around 28% of the total. As a result of the survey, the average Household Size for Charedi Households in Stamford Hill was found to be 5.7 individuals.

3.3.2 The increase in percentage is a key finding. Young people aged 0 to 15 in the study area make up a significant proportion of the Jewish population, suggesting that there is likely to be a further large increase in the population. New projections are being compiled and will be used to generate an overall community growth projection, to establish future housing and community needs.
3.4 Key Issues

Over the last 18 months the community in Stamford Hill have come together to identify issues and challenges for their neighbourhoods. This section summarises the key issues identified through community engagement and evidence gathering.

The following issues have been identified:

**Good quality design**

- There is a need to protect the heritage of the area and ensure that new housing and infrastructure development enhances the quality of the local environment.
- Erosion of the character of the area through inappropriate design is a concern for residents.

**Housing**

- There is a severe shortage of housing of all types and tenures in Stamford Hill to serve the existing populations.
- As a direct consequence of this shortage, housing affordability remains the predominant issue across the whole community.
- The community in Stamford Hill are experiencing overcrowding at a higher rate than the rest of the borough and this is particularly acute amongst the Charedi Community.

**Open Space**

- There is a need to create a high quality physical environment, including improvements to public realm, parks, play space and the creation of a walkable neighbourhood.
- There is a difficulty of accessing open spaces, especially smaller local spaces, or maximising the use of the larger open spaces of Springfield Park, the Lea Valley and Woodberry Down Wetlands.

**Transport**

- There is a desire to promote greater levels of cycling in Stamford Hill in line with the objectives set out in the Hackney Transport Strategy to increase both levels of cycling to work and cycling to school. There is also a desire for the London Cycle Hire scheme to be extended northwards to Stamford Hill.
- There is a significant problem with traffic congestion in local centres; the community’s main transport concerns were about congestion; particularly at school run times. School mini buses were also raised as an issue.
- Traffic congestion generates pollution and diminishes the capacity of these places to function as social and cultural hubs.
- Vehicular transport is the key contributor to poor air quality in Stamford Hill, especially on the Broadway (A10) which runs through the heart of the area.
- Collisions (road traffic accidents) are particularly high around the A10 and around Clapton Common.
- The arrival of Crossrail2 could stimulate investment and growth in the Stamford Hill area if the proposed station to the north at Seven Sisters is constructed or if an additional stop is proposed at Stamford Hill. It must be noted, however, that the latter is not currently proposed (although the Council has been lobbying for it).

Local shopping centres and the economy

- There is a need to improve local shopping centres, and to make local centres more attractive places to work, visit and shop.
- There is a need for more cultural and entertainment venues in Stamford Hill Broadway with an aspiration to make it a cultural destination.
- There is an aspiration to provide more affordable workspace, and to develop the economy.

Meeting community needs

- The large cohort of young people has created a great pressure for new schools and extensions to existing ones.
- Evidence suggests a lack of skills within the adult population of Stamford Hill, with above average who have little or no qualifications.
- There is a need to tackle social exclusion, with roughly a third of households below the poverty line.
- Exclusion from key services, such as regular visits to recreation centres and participation in leisure activities, is an issue affecting many households.
- There is evidence that existing community facilities are overcrowded, with specific shortages in play space GP surgeries and dental surgeries.
- There is a community aspiration to improve social cohesion in Stamford Hill and support for shared use of commercial leisure facilities (including cafes, bars, pubs and restaurants) where a range of social and cultural activities may take place.
- Improving the overall health of the community in Stamford Hill is a priority issue for residents.
- Deficiencies in community halls, large multi-use indoor sports facilities and outdoor sports facilities.
4. Vision and Objectives

4.1.1 This section sets out a proposed vision and objectives for Stamford Hill based on our understanding of the key issues.

4.2 Vision

To create a unique and distinctive neighbourhood for the community in Stamford Hill, by enhancing the individual and varied character areas and creating a better connected more cohesive neighbourhood. By 2033 Stamford Hill will have become an attractive liveable urban neighbourhood, providing new homes and jobs, connected through new and renovated urban environments designed around communities’ specific residential, civic and economic needs, and connected by linking together its open spaces with improved streets and public spaces.

4.3 Objectives

1. To deliver high quality urban design in Stamford Hill that enhances its distinctive local character, celebrates its diverse community and seeks to enhance its architectural and landscape merits through a fine-grained approach that promotes positive change and maximises the use of underdeveloped sites.

2. To deliver new homes, with a specified target identified through a housing capacity study, and to address overcrowding through providing a range of dwelling types, sizes and tenures to sustain mixed and balanced communities, with a particular focus on housing for large families and single people.

3. To maximise the benefits of Crossrail 2 and other improvements to public transport to support growth and existing communities.

4. To address deficiencies in children’s play provision in the northern and southern parts of the Stamford Hill Plan area.
5. To improve connections between existing open spaces within the Stamford Hill area with a particular focus on east west links to improve accessibility between Woodberry Downs and the Lea Valley Regional Park.

6. To improve the network of streets and footpaths to make walking and cycling safe and pleasant and reduce traffic congestion in the Stamford Hill area particularly around Oldhill Street and Dunsmure Road.

7. To create a minimum number of new jobs/employment workspace/affordable workspace, diversify the economy in the Stamford Hill area and increase employment rates.

8. To enhance and intensify the function of Stamford Hill Broadway, Stoke Newington (north), Dunsmure Road and Old Hill Street as vibrant and mixed use shopping centres that are attractive and accessible to, and meet the needs of the local community.

9. To create an accessible, distinctive and vibrant town centre at Stamford Hill Broadway that builds on its distinct architectural quality and is a cultural destination for visitors, to promote flexible mixed-use development in the Stamford Hill town centre and increase the range of shops, restaurants, cafes and employment opportunities.

10. To build social cohesion in Stamford Hill and ensure that the Plan overall facilitates interaction, rather than segregation, between people of different social, ethnic and religious affiliation.

11. To provide additional school places for the Stamford Hill community and to provide new opportunities for adult learning and to ensure that people who live and work in Stamford Hill have access to local educational, training, health and community facilities to meet their day-to-day needs.

12. To promote the health and well-being of local people by supporting active lifestyles and reducing health inequalities.

13. To promote the development of additional arts, cultural leisure and entertainment opportunities in Stamford Hill.
5. **Good Design**

5.1.1 Stamford Hill is characterised by its fine grain buildings, mix of land uses, its distinct community and its architectural and landscape quality. Towards a Stamford Hill Plan needs to capture the huge potential offered by the combination of the areas design heritage, its green spaces and generous public realm to create a distinctive new neighbourhood. The area has some of the highest walking rates in the Borough and there is an opportunity to improve and enhance the quality of the streets and public spaces and increase walking further. Each of the neighbourhoods within the area will need a tailored approach to allow positive change and develop and strengthen its own individual character and function.

**Objective 1:** To deliver high quality urban design in Stamford Hill that enhances its distinctive local character, celebrates its diverse community and seeks to enhance its architectural and landscape merits through a fine-grained approach that promotes positive change and maximises the use of underdeveloped sites.

**Policy Options for Good Design**

5.1.2 The plan could

- Designate Character areas and set out design principles for each of the character areas
- Consider designating Conservation Areas at Stamford Hill Broadway and Manor Road/ Lordship Park or identify these as an Area of Special Character.
- Extend the Conservation Area designation North Wold – Cazenove to the west to include the southern section of Stamford Hill adjacent to Stoke Newington Station.

**Justification**

5.1.3 The area of study contains a huge range of individual neighbourhoods, a fine grained policy approach needs to be developed in order to ensure that the design, scale and location of new buildings and extensions respect the character of individual neighbourhoods. This approach is based on conserving and enhancing the historic environment and using the heritage of places as an asset to promote positive growth and change. The Council has also commissioned a review of all Conservation Area boundaries as part of the part of the ongoing Local Plan review.
Housing

Housing is at the top of the community’s concerns on planning issues in Stamford Hill. The picture that emerges from the evidence is a community which already experiences significant over-crowding, more so than the rest of Hackney. However, this is particularly acute amongst the Charedi population, with 35% of all households overcrowded to some degree. Housing of all tenures is needed but the lack of affordable housing remains the predominant issue across the whole community in Stamford Hill. The Community are looking for solutions to the ‘mini-housing crisis’ in Stamford Hill which are creative and embrace alternative as well as conventional solutions, looking at major redevelopment and in-fill projects as well place-specific policies for residential extensions.

The Council will continue to secure the maximum amount of affordable housing in new development by applying existing borough wide policies to the Stamford Hill area.

Objective 2: To deliver new homes with a specified target identified through a housing capacity study, and to address overcrowding through providing a range of dwelling types, sizes and tenures to sustain mixed and balanced communities, with a particular focus on housing for large families and single people.

Policy options for Housing Type

The Plan could:

- Prevent the loss of family sized accommodation by restricting the conversion of family sized homes into flats; and
- Allow the amalgamation of properties to create larger family sized units 4 bed (6 person)+ and;
- Require that all new housing developments maximise the provision of 4 bed (6 person) units and larger, subject to site constraints, or to
- Require a third of all new development to be 4 bed (6 person) housing and;
- Require the provision of studio, 1 bed or shared accommodation to meet the needs of older people and young professionals on sites that cannot accommodate family sized accommodation.
**Justification**

6.1.3 Evidence on housing needs shows that there is demand for large family sized homes. The average size of a household within the Charedi community is 5.7. This means that new developments in Stamford Hill need to maximise the delivery of large family homes. Alongside this need, there is a need to provide some smaller units to encourage older residents to downsize and allow them to stay in the area.

6.1.4 This policy will help meet housing need by facilitating extensions to create larger family units.

**Policy options for Roof Extensions**

6.1.5 The Plan could

- Within the Springfield neighbourhood (as identified on the Character Area map (Figure 4) permit roof extensions which create up to two additional storeys if the proposed development is of an exceptional design and carefully reflects the proportions and design of the original building with particular attention to be had to the window proportions and arrangement (fenestration), materials, bonding of the brickwork), and original design features such as bow and bay windows. In such circumstances front box dormer windows will not be permitted and existing box dormers should be removed.
- Elsewhere in the Stamford Hill area, roof extensions that enhance the individual character area (as detailed in Figure 2) would be allowed in accordance with the existing Residential Extensions and Alterations SPD (2009).

**Justification**

6.1.6 This approach to roof extensions has regard to the varied character of the Stamford Hill area. The character of the Springfield neighbourhood has been assessed, with the study showing that many of the properties and streets have been significantly altered with large front dormers and roof extensions. This policy approach would allow properties to be extended above the roof line but only if the design is of exceptional quality. Detailed design guidance would need to be prepared and consulted on at the next stage of the process of preparing the Plan. Overtime, the street-scene would become unified as more and more properties are extended.
7. Open Space

7.1.1 Stamford Hill has numerous open spaces. The largest of these are Springfield Park covering nearly 15 hectares, and Clapton Common. Overall, there is less public park provision in compared to the Hackney average. The average provision per 1000 population in Hackney is 1.49ha compared to 0.668ha in Stamford Hill. The largest park in the area is Springfield Park. Just to the North-west lies the recently renovated Woodberry Wetlands.

Open Spaces
1. Spring Hill Recreation Ground (Local Park) 4.1ha
2. Springfield Park (Local Park) 14.6ha
3. Clapton Common (Local Park) 3ha
4. Allens Gardens (Small Local Park) 0.7ha
5. Marksfield Park 7.6ha (within LB of Haringey)
In addition to the parks shown in Figure 3, there are several parks located just beyond the boundary, including Clissold Park, which is a district size park used by Stamford Hill residents to meet their recreation needs. Given the difficulty in creating new large open spaces, the priority for the Stamford Hill Plan is to improve the quality and use of existing spaces, access to them and as well as the provision of small open space and pocket parks, where possible.

The findings of the open space analysis (see the evidence base) have identified two areas of deficiency (see figure 4, page 30). Firstly areas of the Stamford Hill neighbourhood that are deficient in access to open spaces and secondly overall deficiency in quantity of open space. There are large areas of deficiency in pedestrian access to Local and Neighbourhood standard play facilities within 5 minutes of the home throughout the Stamford Hill neighbourhood, indicating that more space needs to be provided for these types of facilities. The provision of good quality places to play is an integral part of the creation of lifetime neighbourhoods. If children and young people are to have the chance to play out in the fresh air, to be physically active and to socialise with friends and peers, they need access to out of doors space. The first step to securing this is ensuring there is sufficient physical space, of quality in the neighbourhoods where children live.

Stamford Hill residents are able to benefit from the 3.2km catchment of The Lea Valley Regional Park and its proximity to Stamford Hill, within acceptable walking distance from their homes. The area also has adequate access to District size parks, Clissold Park, North & South Millfields Park, Coppermill Fields, Lower Hall Fields and Finsbury Park are all District scale parks which have a catchment area that reaches the Stamford Hill neighbourhood. However, the District Park Walking Distance figure indicates that a small area stretching from the Town Centre area to the Springfield Neighbourhood does not have acceptable walking access. There is also an area of deficiency in certain parts of the Stamford Hill neighbourhood where there is no access to Natural or Semi Natural open spaces within 300m of the home.

The London Plan sets standards for the accessibility of each category of open space. It requires that every Londoner should have a small or local park (less than 20 ha) within 400m of their home, and a district park (20-60ha) within 1.2km. The GLA suggested benchmarks for accessibility is that 5-11 year olds should have play provision within 400m of the home. The evidence base study concludes that open space in some areas of Stamford Hill falls beneath the benchmarks.

As part of the preparation of the Councils new Local Plan 2033, the Council has commissioned an Open Space Assessment Study of all of the boroughs open spaces. The findings of this will be used to inform the Stamford Hill Plan going forward. Springfield Park is seeking to secure a significant grant from the Heritage Lottery to improve Springfield Park which is the largest park in the Plan area.
Figure 6 - Open Space Access and Deficiency in Stamford Hill
Figure 7 - Children’s Play Space and Deficiency in Stamford Hill
Policy Option – Access to Open Space

7.1.7

The Plan could:

- Require that all new development within the areas identified as being deficient in access to open space to:
  - Provide onsite provision of open space or
  - Improve access to open space by contributing towards the development of green links;
  - Explore ways to help deliver the Wetlands to Wetlands project which will link the Woodberry Wetlands with Walthamstow Wetlands through a new green route.

Objective 3: To improve connections between existing open spaces within the Stamford Hill area with a particular focus on east west links to improve accessibility between Woodberry Downs and the Lea Valley Regional Park.

Objective 4: To address deficiencies in children’s play provision in the northern and southern parts of the Stamford Hill Plan area.
Figure 8 – Woodberry Wetlands Greenway Proposal
Policy Option – Children’s Play Space

7.1.8 The Plan could:

- Require that new housing developments that will house 10 children or more should make provision for play and informal recreation, based on the expected child population generated by the scheme and an assessment of future needs and/or provide a S106 financial contribution towards new and improved facilities.
- Within the areas identified as being deficient in children’s play provision (figure 5) require all new developments to provide a S106 financial contribution towards new and/or improved facilities, or for development of 10 units or more provide on-site provision in line with GLA standards.
- New housing developments that will house 10 children or more should make provision for play and informal recreation, based on the expected child population generated by the scheme and an assessment of future needs (GLA SPD 2012).

Justification

7.1.9 The evidence base work and community engagement have identified that the play space needs of young children are a priority for the Community in Stamford Hill.
8. Transport and Public realm

8.1.1 The roads and streets in our neighbourhood are not just places to park vehicles or drive, walk and cycle on; they make up the largest element of the public realm of the area and are the places where we socialise and live our lives. The Council’s Transport Strategy 2015-2025, adopted in November 2015 lists an aspiration to reclaim Hackney’s neighbourhoods from parked vehicles and motor traffic congestion and transport them into the most attractive and liveable neighbourhoods in London. Many of the roads in the Plan area experience these levels of congestion and there is an aspiration to improve the public realm across the entire plan area.

8.1.2 Access to public transport for large areas, particularly to the east, is low and some of the residential areas in the Plan area are disconnected. The Council will support future improvements to public transport accessibility and capacity across the Stamford Hill Plan area particularly in the east at the edge of the Lea Valley.

8.1.3 Transport is also the major contributor to air pollution, especially on the North-South running Stamford Hill Broadway (A10), and Clapton Common Road (A107). Clapton Roundabout records the highest mean No₂ concentrations in the Plan Area, peaking at 55-60ug/m³ (See right).

8.1.4 Cycling levels in Stamford Hill are around half the Hackney average, with 8.9% of people using it their primary mode of transport to work compared to 14.6% borough wide. However walking is above average, with 15.1% choosing this mode.

Figure 9 - No₂ concentration (ug/m³) in 2015, Hackney.
(CERC modelling for 2015 using modified old emission factors (FM839))
The Stamford Hill community’s main transport concerns were about congestion; particularly at school run times. Car use make up the main mode of transport to work in Stamford hill at a quarter of all journeys, and a significant number of school minibuses are also present. Areas of particular concern and congestion exist in Oldhill Street and Dunsmure Road and this was continually raised as an issue. Traffic congestion, as well as generating pollution, makes these places unattractive and noisy, unattractive to stay or socialise in, and creates a dangerous setting for cyclists and pedestrians.
Policy options for improved connectivity:

8.1.6 The Plan could:

- Improve opportunities for walking and cycling across by introducing cycling and walking network; and
- Promote traffic calming, pedestrian accessibility enhancements, road safety measures and cycle facilities such as on street cycle parking; and
- Improve public realm and pedestrian safety, particularly in Stamford Hill Broadway, Oldhill Street and Dunsmure Road
- Require that proposals for new or expanded schools submit Travel Plans to reduce the need for and mitigate the impact of school buses.

Policy Option: Public Transport Improvements and Crossrail2

8.1.7 Stamford Hill is relatively well connected with regular bus services to the City, Finsbury Park, Dalston, Manor House and Tottenham. However, gaps in direct bus links have been identified by the Community including links to Homerton Hospital, Golders Green and Central London. The restoration of the 73 bus route to central London is seen as a high priority. The Council will continue to work with Transport for London to seek improvements to the local bus network and help improve local bus services.

8.1.8 With the takeover of the West Anglia lines by Transport for London in 2015 much needed investment has been secured to improve lighting, seating and ambience at stations at Stamford Hill, Clapton and Stoke Newington. These have seen significant increases in passenger numbers. The Council will continue to press for further improvements as well as enhanced frequencies to train services in the area.

8.1.9 The proposed Crossrail2 line could have a significant impact in Stamford Hill. All developments proposed within the safeguarding zone will require consultation with Crossrail2 and there may be further opportunities for development forthcoming in the plan period. The Council supports the development of Crossrail2 and will work with the Crossrail2 team and neighbouring boroughs to explore the potential for a station around Stamford Hill. The Council will continue to work...
with Transport for London to seek improvements to the accessibility of Stoke Newington, Stamford Hill and Clapton stations and the restoration of the number 73 bus to link Stamford Hill to central London.

8.1.10 The Plan could

- Safeguard sites required for the construction of Crossrail 2; and
- Ensure that sites within 400 metres (approx. 5 minute walk) of a safeguarded site will optimizes development having regard to the future accessibility provided by the introduction of Crossrail 2. This could include ensuring that a mix of commercial and residential uses are provided at higher densities; and
- Ensure that sites within 800 metres (approx. 10 minute walk) of Crossrail2 safeguarded site complement the introduction of Crossrail2. This could include ensuring the provision of routes to and from the stations, and consideration of increased density.
9. **Local shopping centres and the Economy**

9.1.1 Stamford Hill possesses a series of local shopping centres; these are key to the successful functioning of neighbourhood life, offering a focus of not only retail activity, but also civic culture. Local shopping centres are also an important component of the health and wellbeing profile of Stamford Hill. As being able to walk or cycle to local shops helps people make healthy shopping choices and can also contribute to local cohesion. This study relies on data set out in the Evidence Base for the Stamford Hill Area Action Plan (‘the Evidence Base’) and the Councils own review of retail centres which has been commissioned as part of the Local Plan review as well as further bespoke research.

**Existing Town Centres**

1 – Stamford Hill Broadway Local Centre  
2 – Clapton Road North Local Centre  
3 – Stoke Newington Town Centre (Cazenove)

*Fig 11 – Existing Town Centres in Stamford Hill*
Objective 7: To create an optimum number of new jobs/ employment workspace/ affordable workspace, diversify the economy in the Stamford Hill area and increase employment rates.

Objective 8: To enhance and intensify the function of Stamford Hill Broadway, Stoke Newington (north), Dunsmure Road and Old Hill Street as vibrant and mixed use shopping centres that are attractive and accessible to, and meet the needs of the local community.

Objective 9: To create an accessible, distinctive and vibrant town centre at Stamford Hill Broadway that meets the variety of needs for local residents and is a cultural destination for visitors, to promote mixed-use development in the Stamford Hill town centre and increase the range of shops, restaurants, cafes and employment opportunities.

9.1.2 These are important, vibrant shopping areas that meet the needs of local communities. The performance of the four local centres at Stamford Hill will be strengthened in the future by a determined effort to fills gaps and short-comings in the provision of social, cultural and environmental infrastructure so they can evolve into places where people can socialise and enjoy themselves, as well as visit shops.

9.1.3 In economic as well as social terms, the large Charedi community is a huge asset to Stamford Hill and is committed to it for many generations to come; their presence generates powerful clustering effect on local businesses that enriches the neighbourhood and draws in visitors from outside. This is a unique competitive advantage within the local economy should be fostered so as to strengthen its capacity to attract custom.

9.1.4 As new people move into the area, the range of businesses and enterprises offering goods, services and amenities will increase and this in turn will improve economic resilience, but also build social capital and cohesion.
Stamford Hill Broadway

9.1.5 Stamford Hill Broadway is an established local centre anchored by a Sainsbury’s supermarket, and supported by substantial transport infrastructure. The function of the centre is predominantly to service a local catchment. This is very much reflected in the range of businesses in the area, providing convenience shopping, bargain retail, charity shops, stationers, cafés and some food outlets and betting shops.

9.1.6 There is no night-time economy in Stamford Hill; the conventional evening attractions of pubs, restaurants and bars to be found in local centres such as Seven Sisters and Finsbury Park are absent. The only pub in the town centre is the Turnpike House, which is away from the heart of the local centre on the corner of Ravensdale Road.

9.1.7 The main function of the Broadway is shopping and there is little evidence of mixed use space, for employment or cultural/entertainment use. Some of the upper parts of buildings provide office space for businesses; there is also some evidence of economic activity taking place in the back streets, and some buildings that might lend themselves to small business use, but these are limited.

9.1.8 Cultural and civic assets strengthen and define the character of the area, for example, there are several important schools in the area and major synagogues and churches include Egerton Road, the first Synagogue in Stamford Hill and the Georgian Orthodox Cathedral Church in Egerton Road Stamford Hill to operate a destination for a range of activities, allowing people to combine activities such as religious observance with social activity and popping into the shops.

9.1.9 Stamford Hill Broadway contains some very fine Edwardian buildings and beautiful mature trees are visible looking down Stamford Hill towards Stoke Newington. The public realm is currently dominated by traffic, but there is the potential to build on the existing assets and create opportunities for people to sit and linger and enjoy the surrounding heritage.

9.1.10 At present, a lack of public open space or outdoor seating areas mean that there is a distinct lack of space in which people can enjoy a degree of calm and relaxation. The aim is to redress this deficiency by creating new spaces that will provide richness and interest for both residents and visitors alike, creating a coherent network of spaces and places that will help define a vibrant town centre character and support a variety of activities.
Policy Options for Stamford Hill Broadway

9.1.11 The Plan could

- Develop local policy to support Community and Creativity, specifically, encourage new development which makes a positive contribution to Stamford Hill’s varied cultural and community character; the Council will seek to prioritise facilities that can be accessed by the whole community in Stamford Hill.
- Identify the Stamford Hill local centre as a ‘core community and creative quarter’ where the community, cultural/creative and third sectors will be supported and developed to build a range of community facilities;
- Encourage the development of a mixed use vision for the regeneration of Stamford Hill local centre. Provision needs to be made for a mix of uses within the town centre and to ensure a balanced approach to retail, residential, cultural/creative, community, third sector, employment and leisure uses.
- New cultural and arts venues and facilities will be encouraged where they further contribute to Stamford Hill’s distinct cultural identity. In particular, the Council will seek to prioritise facilities that can be accessed by the whole community in Stamford Hill
- A public art and lighting strategy will be developed to be implemented as part of an overall programme to improve public realm
- Build a stronger identity for Stamford Hill through shop front improvements, public realm up-grades and creative way-finding
- Ensure business-friendly arrangements for parking, allowing deliveries to be made and customers to access shops
- Cluster new housing close to the economic centre of Stamford Hill in order to strengthen its natural catchment area.
Cazenove/Stoke Newington District Centre

9.1.12 The area has some attractive public realm, with the generous pavement widths and plane trees which define Stamford Hill. The area contains a diversity of independent businesses, including restaurants and cafés. It is dominated by the large Morrison’s supermarket and the car dealership next to the supermarket. The Mascara Bar is the only night-life on offer. The Birdcage, the major destination pub in the area, has recently closed removing one of the last remaining pubs in Stamford Hill.

9.1.13 The area also has a mix of service enterprises, for example a Post Office and vet and some independent local retailers such as Food for All and Volt BMX, both in Cazenove Road; these inject some personality and start to reflect some of the flavours of Stoke Newington.

9.1.14 There is a significant amount of employment floor space located behind the main frontage, accessed from Windus Road. These buildings are in use, and provide good accommodation for non-retail commercial activity in the local centre. This area is also a designated Priority employment area.

9.1.15 The Cazenove/Stoke Newington local centre is supported by a network of cultural and civic assets. The area is host to a number of schools, such as Simon Mark Jewish Primary school, Jubilee Primary School and North London Boys School; there are also several places of worship, for example the Mesivta and Beth Hamedrash synagogues and the North London Mosque in Cazenove Road. These assets support the local centre providing footfall throughout the week, and generating opportunities for social and cultural activity, as well as shopping, during visits.

Policy Options

9.1.16 The Plan could:

- Protect existing workspaces and seek to control the conversion of workspace from residential or other land-uses
- Ensure the supply of workspaces for micro and small enterprises meets demand
- Create the conditions necessary to support the on-going health of the local economy by ensuring there is adequate provision of affordable workspace
- Develop a public realm and shop front improvement strategy which builds on the distinctive character and architectural quality of the area,
- Develop an Improvement Plan for Stoke Newington Station Forecourt
- Maximise the opportunities offered by Crossrail2
**Dunsmure Road**

9.1.17 Dunsmure Road is a welcoming, busy local centre, providing convenience shopping serving an immediate catchment area of residential streets that surround it. It offers a rich variety of traditional shopping trades including butchers, bakers, fishmongers, greengrocer, chemist and post office. In addition, there are a number of comparison retailers that target the Jewish community, for example, Boutique shoes, Baby world and Brauns, a books and object shop. This introduces a richness and personality to the area.

9.1.18 Dunsmure provides a good example of the dynamic relationship between civic infrastructure and local businesses, with the Sir Thomas Abney Primary School generating significant footfall at opening and closing times; St. Andrew’s Church is also a key cultural anchor and provides a focal point, operating both as a place of worship and assembly.

9.1.19 However, the quality of the shopping experience in Dunsmure Road is let down by the dominance of traffic and ongoing problems with traffic congestion. Dunsmure Road is not on a bus route, the vast majority of people using the area appear to live close by, increasing the chances of encountering friends and neighbours with each visit. It also makes the needs of pedestrians and cyclist paramount.

**Policy Options**

9.1.20 **The Plan could:**

- Designate Dunsmure Road as a local centre as set out in Fig 10
- Seek to protect the local shops via declaring an Article 4 direction to control the change of use to non-retail uses
- Develop a public realm and shop front improvement strategy which builds on the distinctive character and architectural quality of the area
- Introduce a local transport improvement plan, which seeks to reduce the conflict between cars and pedestrians, whilst ensuring business-friendly arrangements for parking, allowing deliveries to be made and customers to access shops
- Encourage walking and cycling to local shops.
Fig. 12 Dunsmure Road
Proposed Town Centre Boundary
**Oldhill Street**

9.1.21 Oldhill Street presents a good quality streetscape with relatively generous pavement widths and signs of recent improvements to the public realm. The buildings are a mixture of low rise buildings of varying quality.

9.1.22 Busy Oldhill Street provides small scale convenience retailing serving the needs of a mixed clientele with specialist retailers that cater mainly to the Jewish population, such clothes, shoes and toys. The street supports a rich variety of different trades, including a delicatessen, fishmonger, and fruit & veg. However, in contrast to Dunsmore Road, there are vacant units in Oldhill Street and given recent changes to planning legislation. These units may now be at risk of residential development.

9.1.23 There are also schools on the street such as Tyssen, one of Stamford Hill’s best regarded primary schools. There are a number of community enterprises that provide for the religious educational needs of the Jewish population and St. Thomas’s Church is located at the end of Oldhill Street, on the corner with Clapton Terrace.

9.1.24 Oldhill Street is not served directly by public transport, although the route of the 253 and 254 bus on Clapton Common is very close by. This makes the needs of pedestrians and cyclists a priority, particularly given the presence of civic infrastructure that will be accessed in large part on foot. During school opening and closing times the street suffers serious congestion on account of parents and minibuses ferrying children to school; this undermines its function as a community hub.

9.1.25 **The Plan could**

- Designate Oldhill Street as a local centre as shown on figure 12
- Seek to protect the local shops by introducing an Article 4 direction to control the change of use to non-retail uses
- Develop a public realm and shop front improvement strategy which builds on the distinctive character and architectural quality of the area
- Introduce a local transport improvement plan, which seeks to reduce the conflict between cars and pedestrians, whilst ensuring business-friendly arrangements for parking, allowing deliveries to be made and customers to access shops,
- Encourage walking and cycling to local shops.
Fig. 13 Oldhill Street Proposed Town Centre Boundary
Upper Clapton Road

9.1.26 Upper Clapton Road provides budget convenience shopping. The local centre is spread along some distance, from Brooke Road up to Rossington Street, although this is by no means a continuous retail frontage, but punctuated with large blocks of flats. The street offers a mix of independent retailers including chemists, ethnic grocers, launderette, hairdressers, beauty salons and fast-food and cafe outlets. There are currently two betting shops in the street. Vacancy rates appear low, one of the strengths of the area is the handful of restaurants and cafes, such as Residence, Moose and Kingston Jerk Hut. These lend colour and conviviality. Located further towards Clapton Station is the Crooked Billet pub.

9.1.27 Just outside the boundary of the draft plan, lies the Old Tram Depot; this has been converted into a series of light industrial units. These have the potential for small scale manufacturing and office use which could benefit the wider Plan area.

9.1.28 The area benefits from community assets, such as the Upper Clapton United Reform Church, Clapton Library, the Post Office and Comberton Children’s’ centre.

9.1.29 The Victorian facades on the East side of the street provide a handsome and reasonably well maintained frontage. This sense of quality is supplemented by a number of street trees on the West side and green spaces in front of set-back apartment blocks. Not all these are open to the public, but those that are provide welcome respite from the traffic on the busy Upper Clapton Road. This heavy traffic presence undermines Upper Clapton’s function as a civic space, generating noise and pollution and creating severance that shuts down street culture and obliterates any prospect of both sides of the street working as one coherent whole. The area is well served by public transport, with a high quality road system, Clapton Station over-ground and 106, 253, 254, 393 and N253 bus routes.

Policy Option,

9.1.30 The Plan could:

- Develop a public realm and shop front improvement strategy which builds on the distinctive character and architectural quality of the area;

- Continue to apply the existing retail policy designation which includes an Article 4 designation which restricts permitted development rights for the existing shops, to protect vitality and viability of the centre.
10. Meeting Community Needs

10.1.1 The educational, and wider learning needs, of young people is priority for the Plan as a result of the particularly large school-age population. A distinctive feature of the area is the number of independent schools: over half of the students enrolled in schools in the area attend independent faith schools and there are on-going concerns about whether some of these schools have the space and resources to provide an education of acceptable quality. The identification of site(s) for new schools catering specifically to the needs of Stamford Hill’s faith communities is a priority for the Plan.

10.1.2 The range and quality of schools in the area present an extremely complex picture. There is currently excess capacity within the maintained sector but very little data on capacity available within the independent sector. However, population projections are being calculated to include the information gathered on family size within the Charedi community.

10.1.3 There is evidence of a large unskilled portion of the population in Stamford Hill that cannot access the labour market. Employment rates are comparatively low in Stamford hill. Around 32.3% of people are in full-time employment. These figures are lower than at both Hackney (43.5%) and London (44.9%) level.

10.1.4 A third of households in Stamford Hill live below the poverty line, and exclusion from key services, such as regular visits to recreation centres and participation in leisure activities, is an issue affecting many households. One of the main findings of the community workshop on social infrastructure was that facilities such as GP surgeries were overcrowded. There are also difficulties accessing dental care in the area.

10.1.5 The general health of most of the community in Stamford Hill is good. Childhood Obesity is a public health priority in Hackney and rates in Hackney are higher than the National average. Child obesity rates in Stamford Hill are lower than the Hackney average amongst the Charedi Community but higher than the National average amongst the black and non-Jewish white population. Breastfeeding rates are also higher amongst the Charedi Community and lower in the rest of the Community and smoking rates are low across the whole community. Transport can play an important role in improving residents’ health and wellbeing, as well as tackling obesity levels through higher rates of active travel.

Objective 10: To build social cohesion in Stamford Hill and ensure that the plan overall facilitates interaction, rather than segregation, between people of different social, ethnic and religious affiliations

Objective 11: To provide additional school places for the Stamford Hill community and to provide new opportunities for adult learning and to ensure that people who live and work in Stamford Hill have access to local educational, training, health and community facilities to meet their day-to-day needs.
Objective 12: To promote the health and well-being of local people by supporting active lifestyles and reducing health inequalities.

Objective 13: To promote the development of additional arts, cultural, leisure and entertainment opportunities in Stamford Hill.

Policy options for Schools

10.1.6 The Plan could:

- Seek to identify sites for new schools to meet projected need.
- Support new schools to support the Stamford Hill community on sites that:
  - are of a size sufficient to provide appropriate on site play / sports provision, taking into account the constraints of an the area; and
  - implement a school travel plan have suitable pedestrian and cycle access from surrounding residential areas and from public transport facilities, and is appropriate in terms of highway safety; and
  - in the case of secondary schools, provide play / sports facilities and open space that will be publically available outside of school hours.
- Consider expansion of existing schools and encourage the expansion of existing schools in detached buildings where it can be demonstrated that there is no harm in terms of highway safety, residential amenity and
- Place greater controls on developing schools in terraced properties.

Policy options for other community infrastructure

10.1.7 The Plan could:

- Promote the provision of adult learning opportunities within community centres across the community and as part of mixed use high density schemes
- Improve accessibility and promote more active use of Clapton Library.
- Integrate the provision new purpose built schools into major development opportunities
- Require new development to co-locate facilities so that the services required by the community including services for young people, health centres, and community space are provided in accessible locations in a way in which different facilities can complement and support each other.
- Support better use of community facilities that are currently under-used and requiring flexible community space in new developments so that different groups can share the spaces to meet a wide range of needs.
• Explore the potential for further expansion of the Stamford Hill Library site to provide enhanced library and other facilities needed by the Community.
• Consider opportunities for the permanent relocation of Tollgate and Springfield Health centres

**Policy Options for Health and Wellbeing**

10.1.8 **The Plan could:**

• Introduce policies that encourage new and the retention of health and social care facilities in locations with most need and;
• Policies that encourage new and the retention of sport/exercise facilities and open spaces that are easily accessible by different groups.
• Discourage uses that are “unhealthy” to physical or mental health such as hot food take-away, betting shops, etc.
• Encourage walking and sustainable transport, by improving walking/cycling routes and access to buses/trains.
• Being robust in the preservation and extension of civic amenities
• Creating more multi use community facilities that people of different communities can use together or simultaneously.
11. Opportunity Sites

11.1.1 The next steps will involve a call for potential development sites in the Plan area and to undertake further work to identify land ownership, including holding discussions with landowners in the area. The Council adopted the Sites Allocation Local Plan (SALP) in July 2016. This document identified 5 key sites within the Plan area. Site No 273 92-94 Stamford Hill is currently being developed. The SALP also identified Tower Court as an Estate Renewal site. The remaining 3 sites listed below have yet to come forward for development

- Morrison’s Site
- Stamford Hill bus station,
- 151 Stamford Hill Broadway,

Additional potential development sites

Lea Navigation and Ravensdale Estate (CA13)

11.1.2 The Ravensdale industrial estate is an undesignated employment area, to the south of the Imperial Wharf housing estate, which currently comprises a mixture of low rise employment buildings, with varying levels of use: some areas are intensively used, but many are underused and in a poor state of repair. The employment site currently also contains a large amount of car parking and a large porta cabin used as a nursery / school by the Charedi Community. This section of the site has planning permission for a school which has not been implemented. The rest of the site is at risk of ad hoc conversion to sub-standard residential accommodation under the Prior Approval regime. This mechanism could result in the largely unregulated change of use to housing, of a type which would not necessarily meet local need. The Council has already received a number of Prior Approval notification seeking a large number of 1 bed units on part of site, more are in the pipeline and the status of this area needs to be urgently addressed if the opportunity to develop this site is to be realised.

11.1.3 The site is currently underused and presents the only major development opportunity in the northern corner of the AAP area. It has the potential to deliver more employment floor space, much needed housing and infrastructure. The site has fantastic access both to the Lea Valley Park and to the Lea Navigation. There are positive benefits for the whole Plan area, which could harnessed by intensifying the use of this site. The site could be reconfigured to provide a reduced car parking component and a higher density of accommodation across the site. This could release the potential to provide not just much needed housing and intensified employment floorspace but local training and educational infrastructure. A positive
approach to a more intensive use of this key site could deliver real regeneration benefits to the Community in the most disconnected part of the Plan area.

158 Clapton Common- Asda store and indoor market

11.1.4 This site is currently underused and could potentially provide mixed use accommodation for housing, employment and retail use

Call for sites

To assist the development of the Stamford Hill Plan, we will be carrying out a 'call for sites' exercise to identify sites within the area that may have potential for development over the plan period. The 'call for sites' is an early opportunity for individuals and organisations to suggest sites within the Plan boundary which may be suitable for development.

11.1.5 As part of the first stage of this plan preparation, we are inviting individuals, landowners, developers, businesses, local interest groups and neighbourhood groups, to suggest sites likely to have development potential between 2018-2033 in the short term (1-5 years), medium term (5-10 years), long-term (10-15 years), or beyond

11.1.6 This will enable the Community to submit proposals for consideration for site allocation(s) for future use of development of land such as:

- Housing
- Employment
- Retail
- Leisure/Sport/Recreation/Open Space
- Community uses including education/potential schools
- Art/Cultural uses
12. **How to comment, and what happens next?**

12.1.1 We will consult on this Issues and Options paper for six weeks. Following this period, we will analyse and respond to your opinions and suggestions, and these will contribute to the development of a Draft Area Action plan.
Appendices

13.1 Evidence Base for the Stamford Hill Plan

2. Updated Evidence Base Documents (Completed October 2016):
5. Stamford Hill Character Area Analysis and Overarching Design Framework (Updated 2016)
6. Workshop reports for the Stamford Hill AAP
7. Community engagement reports.