Hackney Central and Surrounds Masterplan Supplementary Planning Document

June 2017
This document was produced for the London Borough of Hackney by Hawkins\Brown Architects, Studio Weave and Peter Brett Associates.
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*Can be extracted as stand-alone documents*
Part A Introduction and Context

1.1 The Role and Status of the Masterplan

The role of the Hackney Central and Surrounds Masterplan is to facilitate the delivery of significant regeneration in and around the District Town Centre of Hackney Central. There are a number of key objectives for this area, which if achieved, will strengthen the role of the town centre, and lead to the creation of an improved public realm, and better transport facilities. The objective of the Masterplan is to bring together the aspirations of a number of key policy documents and set out some potential ways which individual sites may come forward for refurbishment or redevelopment, and through strategic consideration, deliver significant regeneration.

The Masterplan demonstrates ways in which the aspirations of the existing policy framework can be realised within its current context. Through establishing design principles for the refurbishment or redevelopment of a number of key opportunity sites, the Masterplan ensures a well-balanced offer of services and opportunities for expanding the economy of the town centre, strengthens local distinctiveness and character, and facilitates the refurbishment or redevelopment of specific sites. In terms of land uses, the Masterplan sets out that either 'commercial' or residential uses may be appropriate in certain locations. 'Commercial' uses in this document generally refers to retail and workspace, however, reference to 'commercial' uses does not preclude other uses, such as café / restaurants, education, and community uses, from coming forward. Looking beyond the town centre boundary, the Masterplan also considers opportunities that will strengthen Hackney's public realm network, and deliver new and improved employment, retail and housing.

This coordinated approach to improving the Town Centre and beyond will attract investment and give public and private sector bodies the confidence to deliver development and infrastructure within the confines of the Council's adopted Development Plan. The combined proposals will form part of an adopted Masterplan that will serve as evidence base, and form a material consideration in the determination of any planning applications that may be submitted for the sites in the future. This more detailed guidance will improve the consistency, quality and speed of decisions for emerging pre-application discussions and subsequent planning applications. The final Masterplan will be adopted by the Council as a Supplementary Planning Document. It is important to note that all massing, layout, elevation, height and design shown in the Masterplan are purely illustrative and have not been approved in principle by the Council. All planning applications for the sites, including those in line the Masterplan's proposals will be required to go through the standard planning application process and need to be assessed against relevant planning policy.

The Masterplan has a strong focus on delivery and comprises some examples of proposals which can be delivered in the short (within the next 5 years) to medium (from 6 to 11 years) term. A detailed Phasing Strategy and Implementation Plan has been produced following public consultation and engagement and is included within the Masterplan.

A draft copy of the Masterplan has recently undergone community consultation and pre-publication period, where many local residents and businesses expressed support for the overarching objectives of the Masterplan. The feedback comments received from the consultation were considered and the comments used to make amendments to the Masterplan where they helped it to achieve its role in assisting the aims and objectives of the adopted Local Plan (including the Hackney Central Area Action Plan and Site Allocations Local Plan) to be realised.

A Consultation Report has been prepared which sets out all of the consultation methods completed, a summary of the feedback received and how the Masterplan has been amended in response to the consultation, including where it helps the Masterplan to achieve the overarching aims and objectives of the adopted Hackney Central AAP to be realised. Furthermore, a Consultation Database which sets out all of the consultation responses received and an explanation of how the draft Masterplan was amended as a result is available to view on the Hackney Central and Surrounds Masterplan webpage: http://www.hackney.gov.uk/spd.

Following Cabinet endorsement, the revised Masterplan was made publicly available over a 'pre-publication' period, whereby consultees who made comments as part of the previous consultation had the opportunity to consider and comment on the amendments made to the Masterplan. The amended document was adopted by Cabinet in June 2016.
1.2 The Purpose and Structure of this Document

This document summarises the strategic context of the Masterplan Area and should be read in conjunction with the existing policy framework. It addresses both the area as a whole and as a series of Masterplan Clusters. The Masterplan Clusters introduce Masterplan Opportunity Sites, which are locations where new development / refurbishment can be delivered.

This document establishes an overarching vision for the Masterplan Area and in order to facilitate the delivery of the Masterplan Vision, a series of Strategic Priorities have been highlighted in this document. Some of these Strategic Priorities are applicable to the Masterplan Area as a whole, whilst others are specific to certain Masterplan Clusters or Masterplan Opportunity Sites. The Strategic Priorities form the basis of the Masterplan and are carried through to each of the different ‘layers’ of guidance.

The hierarchy of the different ‘layers’ of guidance comprise of the following:

- Masterplan Urban Design Principles - focus on improvements to the urban structure, movement and connectivity and the open space network through promoting high quality design.
- Masterplan Cluster Strategic Objectives - set out the objectives for the cluster, drawing on the Strategic Priorities.
- Masterplan Cluster Urban Design Principles - provide urban design guidance for each of the clusters as a whole.
- Site Specific Urban Design Principles - provide site specific urban design guidance for each of the Masterplan Opportunity Sites.

The application of the above guidance will facilitate the delivery of significant regeneration within the Masterplan Area.

The document is structured around five parts, as described below.

Part A - Introduction and Context: Introduces the Masterplan and explains its role and purpose, as well as describes the area today and summarises the existing policy framework.


Part C - Masterplan Clusters and Opportunity Site Development Briefs: Introduces the Masterplan Clusters and provides an overview of their characteristics and opportunities. Within each cluster, Masterplan Opportunity Sites are identified and are the subject of ‘Opportunity Site Development Briefs’, which set out Site Specific Urban Design Principles in relation to height, indicative massing, use and public realm improvements. The Opportunity Site Development Briefs also include an indicative site massing, which demonstrates some ways (but are not limited to) in which potential development / refurbishment of the sites, could come forward for delivery, in line with the Masterplan Urban Design Principles. Case Studies for public realm improvements are also illustrated in this section.

Part D - Delivery Strategy: Considers how the Masterplan can be implemented and sets out an indicative phasing strategy and implementation plan.
1.3 The Area Today

Hackney Central is the civic and cultural hub of the Borough, stretching along Mare Street as its main urban spine. The civic town square, framed by Hackney Town Hall, the Hackney Empire theatre, the library, museum and Picturehouse cinema, testifies of the long-standing history and status of the District Town Centre. It is an unusually concentrated node of cultural institutions that form frequent and regular destinations for Hackney’s residents and visitors.

In contrast to this formal grandeur, the intimate scale of the Narrow Way, flanked by St John at Hackney Church and Churchyard, the Old Town Hall and the railway arches of Bohemia Place, is bursting with potential for improved retail, local business and enterprise. The area currently offers good convenience retail, although outlet retail and associated workspace is emerging, particularly around Morning Lane. This cluster of outlet retail and associated workspace has quickly risen to be one of Hackney’s biggest attractions, drawing visitors from across the city, as well as foreign tourists.

The influence of nearby major employment centres, such as the City of London, TechCity and Shoreditch, is evident in the extension of employment and creative industry clusters northwards along Mare Street. Hackney Central is recognised as a strategic development location in the City Fringe Opportunity Area (OA) which forms part of the London Plan. Designated as the Commercial Core of the City Fringe, Hackney Central and Surrounds contains significant development capacity in relatively central areas and there is particular scope to support and grow the diverse cluster of digital-creative businesses in an expanding “Tech City”. The expansion of Tech City and continued business growth in the City Fringe OA are recognised by both the Mayor and the Prime Minister as strategically important to the economy of London and the UK.

Hackney Central’s strategic role within the City Fringe and the Borough is based on the presence of creative industries and workspace, as well as the availability of potential development sites. The Mare Street Priority Employment Area (PEA) contains several sites where existing buildings can be, and have been adapted to provide workspace for a variety of enterprises; from start-ups through to more established businesses. The Mare Street PEA has been influenced by nearby Shoreditch and this is evident in the number of galleries, co-working spaces and business start-up centres such as Netil House, Space Studios and The Laundry Building. While there are no universities in Hackney Central, the London College of Fashion continues to generate young creative talent in the area.

The area benefits from excellent public transport connectivity, with three Overground stations within easy walking distance of the Town Centre, and a number of bus routes serving the wider city. Hackney Central, Hackney Downs and London Fields Overground stations are currently all accessed via narrow walkways or entrances under railway bridges that are not directly visible from the area’s main centres of activity. There is potential for a Crossrail 2 station in the future which would further strengthen Hackney Central’s accessibility and attract development interest and investment.

Whilst there are many positive attributes to the Masterplan Area, there is also significant potential for improvement. There are large sites, see Figure 1, within the Masterplan Area which do not positively contribute to the townscape and character of the area, for example, Clapton Bus Garage, which is operated by Arriva and located in the heart of the Town Centre, and the Hackney Housing depot located within the Florfield Road Cluster. The potential relocation of these non-typical town centre uses will free up these strategically important Town Centre sites for redevelopment. A key underperforming strategic site includes the Tesco site and associated car park on Morning Lane, which has significant development and regeneration potential. Improvements to the public realm and existing transport facilities are also required to support new development. Key areas for improvement include upgrading facilities at Hackney Central Overground Station, in order to meet increased station demand, as well as addressing the overall low quality of the public realm in the Masterplan Area.

![Figure 1. Masterplan Opportunity Sites](image-url)
1.4 Policy Context

The purpose of the Masterplan is to support and facilitate the delivery of the aspirations and objectives of the existing planning policy framework.

The Hackney Central and Surrounds Masterplan matures the aspirations of a number of key policy documents into Masterplan Principles which inform the ‘Opportunity Site Development Briefs’, that set out some of the ways the sites may come forward for refurbishment or redevelopment, in line with the Masterplan Urban Design Principles, in order to deliver significant regeneration for the area.

The Development Plan for Hackney Central, currently comprises the National Planning Policy Framework (NPPF), the London Plan and Hackney’s Local Plan. The London Plan identifies Hackney Central’s status as a District Town Centre and its strategic importance as the civic and cultural heart of the Borough.

Hackney’s Local Plan is made up of a suite of policy documents including the Core Strategy (2010), which sets out the overarching spatial objectives for the Borough; the Development Management Local Plan (2015), which sets out generally criteria based policies to assist in the determination of planning applications; the Site Allocations Local Plan (2016) which identifies key strategic sites for redevelopment, as well as a range of Area Action Plans (including for Hackney Central).

Whilst the Core Strategy aims to further develop Hackney Central as the civic, cultural and administrative hub of the Borough, the Hackney Central Area Action Plan (AAP), adopted in 2012, establishes the spatial strategy for coordinated development of the area. It highlights historical features to be preserved, key public spaces and gateways into the Town Centre, centres of activity and opportunity sites for improvement, refurbishment and development.

Beyond the boundary of the Hackney Central AAP (2012), the Site Allocations Local Plan (2016) identifies key strategic sites in the Borough and allocates particular uses for those sites. See Figure 2 for the existing Key Policy Designations.

Some of the key and relevant sites identified in the Hackney Central AAP and the Site Allocations Local Plan have been identified as opportunity sites in this Masterplan.

Whilst the content of this Masterplan has been prepared in accordance with and is consistent with Hackney’s Development Plan set out above, it is considered that this Masterplan identifies development and delivery potential in the current context, which may be taken forward further in the Local Plan Review, which is currently being undertaken and is envisaged to be complete by 2018.

The Masterplan has been prepared as a Supplementary Planning Document, in line with the Town and Country Planning (Local Planning) (England) Regulations 2012 (‘the Regulations’) and the Council’s Statement of Community Involvement.

The Masterplan has been produced as an SPD in accordance with the NPPF, the London Plan, and Hackney’s Local Plan and Sustainable Community Strategy. The content of the Masterplan provides details which support, and do not go beyond, the policies set out in the existing Development Plan, and as such the Development Plan remains the statutory policy framework in making decisions on planning applications in the Masterplan area. The Council is currently in the process of developing a new Hackney Local Plan, which is anticipated to be adopted in late 2018. To continue to be a material planning consideration beyond this point the Masterplan will need to be consistent with and in conformity with the New Local Plan. A monitoring and review process will assess the Masterplan (alongside all other adopted SDPs) in the context of the adopted Local Plan, with any necessary updates or modifications to the Masterplan made through further public consultation and Cabinet approval.

The Masterplan utilises the policies set out in the AAP and SALP to create indicative massing options which indicate some of the ways in which the key opportunity sites could contribute to town centre improvements and regeneration objectives and identifies public realm improvements. The Masterplan adds detail and certainty to what is achievable on key opportunity sites, which have been identified in either the AAP or the SALP (which as set out above, remain as Development Plan Documents for these sites, having been through Examination in Public).

Further to being informed by the existing Development Plan Documents, the Masterplan has also been informed by three stages of consultation. A Consultation Report has been prepared which sets out all of the consultation stages and methods completed, a summary of the feedback received and how the Masterplan has been amended in response to the consultation, including where it helps the Masterplan to achieve the overarching aims and objectives of the adopted Hackney Central AAP to be realised. Furthermore, a Consultation Database which sets out all of the consultation responses received and an explanation of how the draft Masterplan was amended as a result is available to view on the Hackney Central and Surrounds Masterplan website: http://www.hackney.gov.uk/spd.

It is important to highlight that the Council’s existing policies including those relating to housing (including mix and tenure, such as dwelling size and affordability) and the provision of workspace (including affordable) will apply to any qualifying development proposals emerging in the Masterplan area.
Part B Masterplan Vision, Objectives and Principles

2.1 Introduction

Hackney Central and Surrounds is a complex urban neighbourhood, shaped by multiple economic, social, cultural and physical forces. The following section establishes the Masterplan Vision, introduces the Masterplan Strategic Priorities, and sets out overarching urban design principles, the Masterplan Principles, which will guide development and assist in delivering the Masterplan Strategic Priorities. The aim of the Masterplan is to reinforce these principles in every physical intervention, be they development, transport investments or public realm improvements.

2.2 Vision

The Masterplan Vision is as follows:

Hackney Central and Surrounds hosts a thriving town centre, a civic and cultural hub and a strategically important employment area. The area meets the needs of its residents, visitors and workers through its diverse range of shops, workspaces, cultural and leisure facilities, and public spaces. Hackney Central and Surrounds is a safe place to walk and cycle and is well connected to key destinations within its locality, and outside of the Borough. Its high quality public realm is complimented by the provision of new, high quality retail, workplace and housing, which is appropriate in terms of density, mix, scale and appearance.

2.3 Masterplan Strategic Priorities

In order to realise the Masterplan Vision, the following Strategic Priorities have been highlighted. These Strategic Priorities are carried through the Masterplan and help inform the Masterplan Urban Design Principles and Site Specific Urban Design Principles.

Masterplan Strategic Priorities

To achieve the Masterplan vision, the following Strategic Priorities have been developed:

1. Strengthen the role of the Town Centre and the expanding economy through introducing new commercial floorspace on Amhurst road, Graham Road, Bohemia Place, Morning Lane and Reading Lane, and increase development capacity for commercial (retail / workspace / leisure / community) and residential uses across the Masterplan Area.
2. Implement a variety of public realm improvements, including the proposed improvements on the Narrow Way, which will improve the legibility, permeability and character of the area, and create places which are linked, well connected and provide a safe and pleasant environment to work, shop, live and spend time.
3. Clapton is a connectivity hub, which encourages intuitive wayfinding.
4. Encourage the redevelopment of 55 Morning Lane (Tesco Site) for the provision of new commercial floorspace and housing and to improve permeability through the Town Centre, making a much improved contribution to this key Town Centre location.
5. Encourage the redevelopment of 55 Morning Lane (Tesco Site) for the provision of new commercial floorspace and housing and improve permeability through the Town Centre, and include taller building elements to facilitate legibility and wayfinding.
6. Utilise Bohemia Place as a pedestrian route and open up railway arches to improve movement through the Town Centre, and to stitch the emerging development proposals for the Tesco Site and Hackney Walk ('Fashion Hub') to the Town Centre and Hackney Central Overground and beyond.
7. Improve transport infrastructure at Hackney Central, Hackney Downs and London Fields Overground Stations to ensure stations adequately accommodate increased passenger capacity and through public realm improvements facilitating connectivity and wayfinding.
8. Relocate and rationalise several Hackney Housing depots to 51-61 Mare Street, including the Florfield Road depot, freeing up this key Town Centre site for high quality mixed use redevelopment, for the provision of new workspace and homes, within a building with a taller building element.

2.4 Masterplan Urban Design Objectives and Principles

The Masterplan Urban Design Objectives and Principles set out urban design guidelines which, once applied, will help realise the Masterplan Vision set out earlier in this document. The overarching Masterplan Urban Design Objectives are set out below. The Masterplan Urban Design Principles can be categorised in relation to urban structure, movement and connections and open space, all requiring high quality design, and directly relate to the Masterplan Urban Design Objectives.

To achieve the Masterplan vision, the following Masterplan Urban Design Objectives have been developed:

1. To reinforce the character of the Masterplan Area by considering the existing urban grain and heritage, in the approach to new development, ensuring high quality design (including in line with London Plan and Local Plan policies).
2. To reinforce prominent views and locate taller buildings in locations which encourage intuitive wayfinding.
3. To promote accessibility and permeability through improving the network of pedestrian and cycle routes.
4. To make places which connect with each other, are easy to move through, and provide recognisable routes to promote legibility and wayfinding.
5. To encourage the use of new and existing public spaces, squares and green spaces within the Masterplan Area.
6. To ensure that any development contributes to the enhancement of safe and attractive public realm and open spaces.
2.4.1 Urban Structure

The urban structure, as set out in Figure 3, describes the hierarchy, arrangement and relationship between different elements of Hackney’s built environment, such as buildings, streets and open space. The existing urban structure of the Masterplan Area is positively characterised by local landmarks such as Hackney Town Hall, St Augustine’s Tower, Old Town Hall, Hackney Picturehouse and Hackney Empire. The occurrence of these recognisable buildings has strengthened the local identity of the Town Centre, whilst creating a sense of place.

However, issues of severance caused by railway barriers and a congested road network, particularly around Amhurst Road and Mare Street, have contributed to a poor urban structure and to some extent, led to a seemingly disconnected urban structure.

The AAP directs potential development of taller buildings to the most appropriate locations of the town centre as part of a holistic approach to building heights. Taller buildings in these identified locations may be appropriate subject to adhering to and addressing the eleven codes for determining the acceptability of tall building proposals as set out in the Tall Building Strategy, to the satisfaction of the Council.

The Tall Building Strategy puts forward the following eleven codes for determining the acceptability of tall building proposals:

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; and  
11. Materials and maintenance.

**Masterplan Urban Design Objectives:**

1. To reinforce the character of the Masterplan Area by considering the existing urban grain and heritage in the approach to new development.
2. To reinforce prominent views and locate taller buildings in locations which encourage intuitive wayfinding and where they comply with the eleven codes of the Hackney Tall Buildings Strategy and design-related criteria contained in the London Plan and Hackney’s Local Plan.

**Masterplan Urban Design Principles:**

Future development should seek to:

a. Provide continuous, active building frontages, in locations highlighted in Figure 3.

b. Locate taller buildings near clusters of existing taller buildings, where indicated on Figure 3, and ensure that they act as local landmarks to aid wayfinding, and act a visual guide for orientation in the area.

c. Enhance key views, as set out in Figure 3, through careful articulation of building elements that make particular street corners, facades or space instantly recognisable and aid orientation.
2.4.2 Movement and Connectivity

Hackney Central and Surrounds relies on the primary artery of Mare Street that forms the backbone of vehicular movement and bus routes. The Masterplan movement strategy, as set out in Figure 4, highlights the network of existing connections. The existing movement structure comprises key public transport routes running north-south (Mare Street and London Overground line to Liverpool Street) and east-west (London Overground line to Stratford and Dalston) and walking and cycling routes with a predominant east-west direction. This directionality creates crossing points between railway infrastructure, main roads and pedestrian/cycle paths.

The impact of traffic and the low quality pedestrian experience along Mare Street have caused pedestrians and cyclists to find alternative routes east and west of Mare Street. Furthermore, with the direction of travel to central London destinations being towards the west and south-west of Hackney Central, the pedestrian and cycle desire lines run primarily in an east-west direction.

**Masterplan Urban Design Objectives:**

3. To promote accessibility and permeability through improving the network of pedestrian and cycle routes.
4. To make places which connect with each other, are easy to move through, and provide recognisable routes to promote legibility and wayfinding.

**Masterplan Urban Design Principles:**

The Council, TRL, Network Rail, developers and other partners will work in partnership to achieve the following improvements (as illustrated in Figure 4):

d. Establish new and improved pedestrian routes, and connect these to existing pedestrian and cycle routes which link major destinations in the area, such as the route from the Town Hall Square and Broadway Market. The opening up of railway arches will be encouraged to decrease barriers to permeability.

e. Improve crossing points for pedestrian and cycle priority by introducing pedestrian priority or shared surface streets, and other traffic calming measures in locations.

f. Link Overground stations and bus stops in to a network of pedestrian and cycle routes.

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[Figure 4. Movement and Connectivity]
2.4.3 Open Space

The open space framework highlights the network of parks, squares and public spaces in Hackney Central and surrounds. There are two major green spaces in the area: London Fields and St John’s Churchyard Gardens. Both are mature and established parks, albeit with very different use patterns and character. Both of these parks are abutted by busy high streets and popular centres of activity. St John’s Churchyard Gardens acts as a relief space for Hackney Central Town Centre as an enclosed place of quiet and tranquility, offering respite from the hustle and bustle of Mare Street and the Narrow Way. Similarly, London Fields offers breathing space from nearby Broadway Market and Mare Street. Both of these spaces have an intricate relationship with the surrounding centres of activity. At a more local scale, there are numerous pocket parks and gardens dotted throughout the area, including at the Trelawney Estate. They fulfil the purpose of providing focal points for local neighbourhood life, allowing occasional gatherings and encounters.

**Masterplan Urban Design Objectives:**

5. To encourage the use of public spaces, squares and green spaces within the Masterplan Area.
6. To ensure that any development contributes to the enhancement of safe and attractive public realm and open spaces.

**Masterplan Urban Design Principles:**

All new development should seek to provide a positive contribution to the open space framework (as illustrated in Figure 5) by:

g. Providing clear and legible routes, to the areas main green spaces that are framed by active building frontages and are well lit at night to ensure people can move safely through the area.
h. Frame the parks and squares with buildings that present openings and an appropriate amount of public facilities to enliven and encourage the use of the open spaces.
i. Create places to dwell within the urban fabric in the form of pocket parks, greens, gardens or courtyards that are appropriately sized, to be used by residents or members of the local business community.
j. Introduce greenery to new, as well as existing, sites and pedestrian routes.

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Figure 5. Open Space
2.4.4 Heritage and Conservation

The Masterplan seeks to conserve and enhance the Borough’s historic environment and heritage assets, within the Masterplan in order to preserve and protect them for the enjoyment of future generations. Development should ensure that existing buildings and open spaces of historic or architectural merit are conserved and enhanced and that new buildings reinforce Hackney’s historic character whilst encouraging high quality design responses that achieve optimal regeneration impact.

Hackney Central has a rich historic environment which has intrinsic heritage value and makes a considerable contribution to the area’s local character and distinctiveness.

In reflection of this there are three Conservation Areas within Hackney Central and the surrounding area including Mare Street, Town Hall Square and Clapton Square Conservation Areas. There are also the Broadway Market, Fremont and Warneford, Graham Road and Mapledene and Regent’s Canal Conservation Areas located to the west and south of the Masterplan area respectively.

The town centre is also defined by significant historic landmarks such as St John-at Hackney, St Augustine’s Tower and the Old Town Hall. It is important that new development conserves Heritage Assets by respecting and enhancing their historic significance, being accommodated into the town centre’s historic urban fabric in a sensitive way and making a positive contribution to the overall townscape whilst stimulating regeneration.

Figure 6 opposite indicates the location of the Conservation Areas and Statutory Listed Buildings and Locally Listed Buildings within and around the Masterplan area.

**Masterplan Urban Design Objectives:**

7. To reinforce the distinctive character and identity of the town centre and surrounding area.

**Masterplan Urban Design Principles:**

j. The historic fabric of the area in terms of the architectural, townscape, historic and landscape features will be protected and enhanced in relation to:

a. Heritage Assets and their settings as indicated on Figure 6;

b. Development should ensure that existing buildings and open spaces of historic or architectural merit are conserved and enhanced and that new buildings reinforce Hackney’s historic character whilst encouraging high quality design responses that achieve optimal regeneration impact.

Figure 6. Heritage Assets
2.5 Public Realm Strategy

The Masterplan Public Realm Strategy identifies opportunities for public realm improvements throughout the Masterplan Area, at a high level. The Masterplan Public Realm Strategy takes the guidance from the AAP and translates it into a list of actionable projects on the ground.

The Masterplan Public Realm Strategy is demonstrated in the following pages and sets out high level public realm improvements, characterised by what types of public realm are needed and where they are needed, these are listed below and demonstrated visually in the following pages.

- **Places to host**: Develop and enhance key public spaces that form leisure destinations within the area and have the potential to accommodate local events, as set out in Figure 6.
- **Places to move through**: Reinforce clear street hierarchy by developing a streetscape that differentiates between primary, secondary and tertiary streets, making wayfinding more intuitive, as set out in Figure 8.
- **Places of transition**: Anchor the Town Centre to its immediate surroundings by creating key routes that positively link high street and commercial areas with residential neighbourhoods, as set out in Figure 9.
- **Places to cross**: Connect across Mare Street and railway lines to improve permeability in the area by implementing raised tables for pedestrian crossings and through arches with lighting and potential for public art, as set out in Figure 9.
- **Places to breathe**: Link activity centres with nearby public spaces that act as relief spaces by enhancing green pedestrian routes leading to the nearest green space, as set out in Figure 11.
- **Places to dwell**: Create focal points for local neighbourhood life by carving out public or communal spaces within developments that benefit from direct sunlight, views and active frontage, as set out in Figure 12.

At the end of Part C of this document, two ‘Public Realm Case Studies’ are detailed which are representative spaces that have been developed in further detail, setting out the methodology and design approach to achieve meaningful and engaging public spaces. In addition, this section also sets out a number of additional opportunities for public realm improvement.
2.5 Public Realm Strategy Continued

Figure 7. Places to Host
St John's Churchyard \ Old Town Hall Square \ Hackney Town Square \ St Thomas Square \ London Fields*

Figure 8. Places to Move Through
Mare Street \ Amhurst Road \ Morning Lane \ Graham Road \ Richmond Road \ Darnley Road \ Well Street \ Westgate Street \ Victoria Park Road \ Andrews Road

Figure 9. Places of Transition
Clarence Road \ Dalston Lane \ Lower Clapton Road \ Kenmure Road \ St John's Churchyard \ Bohemia Place \ Tesco Shortcut \ Sylvester Path
2.5 Public Realm Strategy Continued

Figure 10. Places to Cross
Dalston Lane \ Lower Clapton Road \ Marcon Place \ Amhurst Road \ Bohemia Place \ Wilton Way \ Reading Lane \ Richmond Road \ London Lane \ Lamb Lane \ Westgate Street \ Victoria Park Road \ Andrews Road

Figure 11. Places to Breathe
Lower Clapton Road \ St John’s Churchyard \ Martello Street to Hackney Town Square \ Lamb Lane \ Well Street to St Thomas Square \ Westgate Street \ Broadway Market

Figure 12. Places to Dwell
Hackney Downs \ Hackney Central \ Old Town Hall Square \ Mehetabel Road \ Bohemia Place \ Sylvester Square \ florfield Road \ Richmond Road \ Mentmore Terrace \ St John the Theologian \ Andrews Road